

BostonHousingAuthorityPlans

5YearPlanforHUDFiscalYears2000 –2004

(BHAFiscalYears2001 -2005)

AnnualPlanforFiscalYear2002

(BHAFiscalYear2003)

Filename(ma002v02)

May8,2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**BHAPlan
Agency Identification**

PHAName: BostonHousingAuthority

PHANumber: MA0 02

PHAFiscalYearBeginning: 04/2002

PublicAccess to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA - *Planning Department, 11th floor*
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA -
*Boston Housing Authority
Planning Department, 11th Floor
52 Chauncy Street
Boston, MA 02111*
- ☒ PHA development management offices (5 - Year & Annual Plan template with limited attachments)
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☒ Public library - *Copley Square Branch, Government Documents Department*
- ☒ PHA website (www.bostonhousing.org)
- ☒ Other: Local Tenant Organization Offices (5 - Year & Annual Plan template with limited attachments)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA - *Planning Department, 11th floor*
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
HUDF ISCAL YEARS 2000-2004
BHAF ISCAL YEARS 2001-2005
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is:

It is the mission of the Boston Housing Authority:

- **To provide stable, quality affordable housing for low and moderate income persons;**
- **To deliver these services with integrity and mutual accountability; and**
- **To create living environments which serve as catalysts for the transformation from dependency to economic self-sufficiency.**

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ **PHA Goal:** Expand the supply of assisted housing

Objectives:

- ☒ Apply for additional rental vouchers:
 - BHA will commit to pursuing additional funding for these vouchers whenever incremental funding is available.
 - Implement Welfare-to-Work Program, which offers 300 vouchers and counseling.
 - Implement 200 vouchers for non-elderly disabled persons as part of Designated Housing Plan for public housing Elderly/Disabled program.
 - Implement funding which will provide 400 vouchers to persons of color to utilize in areas of low poverty concentration.
- ☒ Reduce public housing vacancies:
 - Establish and utilize a special "re-occupancy crew" to reduce the length of time for vacancy turnarounds.
 - In family developments, work to attain a 30-day or less unit turnaround from date of vacate to date of re-leasing.
 - In elderly developments, decrease unit turnaround time by 50% in the first year.
- ☒ Leverage private or other public funds to create additional housing opportunities:
 - The BHA will convert 200 units of tenant-based assistance to project-based assistance.
- ☐ Acquire or build units or developments
- ☐ Other (list below)

☒ **PHA Goal:** Improve the quality of assisted housing

Objectives:

- ☒ Improve public housing management: (PHAS score)
 - Establish on a bi-monthly basis, a monitoring system for rent collection.
 - Aim to collect at least 98% of the current rent roll each month.
 - Have no more than 2% of the annual rent roll in arrears at any one time.
- ☒ Improve voucher management: (SEMAP score)
 - The Assistant Administrator will commit a minimum of three additional hours per week to coordinate a program to enhance the SEMAP standards.
 - Convert all Section 8 Program participants to Housing Choice Voucher Program.
 - Implement a revised Section 8 Administrative Plan.
- ☒ Increase customer satisfaction:
 - Develop an internal and external customer service program emphasizing the staff and residents as our primary constituencies to be served.
 - Develop programs that emphasize a culture of shared mission and mutual respect.
 - Respond to customer survey results generated by HUD and/or BHA.
- ☒ Concentrate on efforts to improve specific management functions:
 - A. Personnel and Operations Systems
 - Complete Personnel and Operations Manual and educate staff to be in compliance with them.
 - Establish and provide training for use of job performance standards.
 - Redefine job responsibilities and descriptions of the operations staff in order to more efficiently deliver services within the developments.
 - B. Management and Maintenance Systems
 - Create routine maintenance schedules for custodial and preventive maintenance staff.
 - Establish a monthly reporting system that allows managers to measure all components of property management.

C. MIS and Technology Systems

- Provide all BHA staff with computer access and training.
- Identify and install appropriate financial and property management software and Internet access to enhance employee productivity.
- Utilize cable TV and other media to develop and implement communications program for residents to enhance tenancy and exposure to community resources.
- Identify processes that can become paperless.
- Identify other technology and applications that are desirable including programming, partnerships and wiring.

D. Financial Systems

- Develop and make available to development managers and senior staff comprehensive site -based budget report formats that include operating income and all the development site costs including fringe benefits, collection loss, utilities and indirect costs generated from regional offices and from central office.



Renovate or modernize public housing units:

- Seek Hope VI assistance for at least two potential sites.
- Meet 100% obligation requirements of the BHA's Comprehensive Grant Program including 100% of the proposed life -safety improvements to the developments.



Demolish or dispose of obsolete public housing:

- Only achieved in connection with the receipt of new Hope VI grants



Provide replacement public housing:

- Only achieved in connection with the receipt of new Hope VI grants



Provide replacement vouchers:



Other: Develop an Energy Master Plan for all properties.

- Utilize Plan to install cost -savings measures throughout the portfolio.
- Create an Energy Monitoring System that will quantify energy usage and assist with savings strategies.

☒ **PHA Goal:** Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
 - Continue Regional Opportunity Counseling Program (ROC) for five years.
 - Provide housing counseling to assist 300 Welfare-to-Work program participants locate to areas with employment opportunities.
- ☒ Conduct outreach efforts to potential voucher landlords
 - Continue Landlord seminars for both the ROC Program as well as regular Section 8 Program for five years.
- ☒ Increase voucher payment standards
 - Increase to 110% as of October 1, 1999.
 - Apply to HUD field office for exception payment standards (up to 120% of FMR) as reasonable accommodation for a person with a disability.
 - Apply for additional neighborhood exception payment standards.
- ☒ Implement voucher homeownership program:
 - Upon receipt of final rule determination from HUD, implement a voucher homeownership program (VHP).
- ☐ Implement public housing or other homeownership programs
- ☒ Implement public housing site-based waiting lists:
 - Prepare and present plan to HUD for site-based waiting list in family program in compliance with all fair-housing laws.
- ☐ Convert public housing to vouchers:
- ☒ Other: (list below)
 - Work with the City of Boston to implement Security Deposit Loan Program for Section 8 participants.

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ **PHA Goal:** Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review.
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review.
- ☒ Implement public housing security improvements:
 - Continue and enhance, to the extent possible, the current Public Safety program.
- ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
 - Implement Designated Housing Plan.
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ **PHA Goal:** Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- Continue to manage resident services programs at the family development site and to seek additional funds when available.
 - Encourage Section 8 participants to enroll in the FSS program.
 - Facilitate the transition of Welfare-to-Work participants from welfare to meaningful permanent employment.
 - Implement Section 8 participant empowerment workshops.
- ☒ Provide or attract supportive services to improve assisted recipients' employability:
- Continue to seek funding to increase supportive services.
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Continue to implement and manage the Resident Services Program at all Elderly/Disabled Program sites.
 - Continue to seek funding to increase supportive services.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

☒ **PHA Goal:** Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Continue with multi-lingual occupancy information sessions.
 - Monitor the site-based waitlists at Mission Main and Orchard Park at least every three years starting in 2002 using independent testers or other means satisfactory to HUD to assure they are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist; and such results will be reported to HUD. The BHA will take any steps necessary to remedy the problems surfaced during the review and the steps necessary to affirmatively further fair housing.
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Continue to implement the Civil Rights Protection Plan, which was approved by HUD and the U.S. Department of Justice on 6/17/96 with revisions approved by the Department of Justice on 7/26/99.
 - Continue to provide the following resident and employment training initiatives: Building a Diverse and Empowered Community; Team Building Through Diversity; and Mediation, Leadership, and Team Building through Diversity Program
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Continue to implement a "reasonable accommodation" procedure and process for all BHA applicants and residents in both the public housing and Section 8 programs; also implement a corresponding training program for all BHA employees; continue to implement a computerized system to match unit special features with special needs of applicants with disabilities to ensure applicants for public housing are offered appropriate units.

☐ Other: (list below)

Other PHA Goals and Objectives:

- ☒ **PHA Goal:** Decentralize the BHA based upon Real Estate Industry's Practices and Standards.

Objectives:

- ☒ Develop an organizational structure for site -based management:
- Establish the following site -based systems – Budgeting; Preventive Maintenance; Emergency Responses; Rent Collection; Purchasing and Work Orders
- ☒ PHA Goal: Establish a comprehensive community participation process to ensure that all significant BHA policies receive appropriate review and recommendation.
- Objectives:
- ☒ Continue to recognize current and approved LTOs to review and advise on new and amended BHA policy.
- ☒ Establish a citywide tenant participation policy.
- ☒ Establish a Section 8 tenant participation policy.
- ☒ Maintain Resident Advisory Board for purposes of reviewing and advising the BHA on all new and revised policies related to the Annual and Five - Year Agency Plan.
- ☒ Continue to hold regular meetings of the BHA Monitoring Committee in accordance with state statutory requirements.

AnnualBHAPlan
HUDFiscalYear2001
BHAFiscalYear 2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

☒ **StandardPlan**

StreamlinedPlan:

- ☐ **HighPerformingPHA**
☐ **SmallAgency(<250PublicHousingUnits)**
☐ **AdministeringSection8Only**

☐ **TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualBHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesand discretionarypolicies thePHAhasincludedintheAnnualPlan.

IncludedhereinistheBostonHousingAuthority'sFY2002AnnualPlansubmissioninresponse toSection511oftheQualityHousingandWorkResponsibilityActof1998(QHWRA)andthe ensuingrequirements oftheDepartmentofHousingandUrbanDevelopment(HUD). Significantstaff,residentandcommunityresourceswerededicatedtothepreparationofthisplan andtheadditionofseveralprogramorpolicyrevisions.Asummaryofthemoreimportant changesarehighlightedbelow:

Deconcentration

AsrequiredbyPIHNotice2001 -26,theBHAhasreviseditsDeconcentrationPolicyand performedtherequiredIncomeAnalysis todeterminetheneedforfurtheractionregarding deconcentrationofpovertyatBHAsites.AtthistimenochangestotheBHAAmissionsand ContinuedOccupancyPolicy(ACOP)areplannedbaseduponthisanalysis;however,seeSection 3.6ofthePlantoreviewtheincomeanalysisandproposedBHAreponse.

VoluntaryConversion

TheBHAhascompletedtherequiredanalysisunderPIHNotice2001 -26regardingVoluntary Conversion.NoneoftheBHAsitesmeetthecriteriaforeithermandatoryorvoluntary conversionatthistime,andtheBHAhasnoplanstopursuevoluntaryconversionofanypublic housingunits.SeeSection10Bfortheconversionanalysis.

Demolition/Disposition:

In addition to sites already included in previous Agency Plans, the BHA intends to explore the possibility of developing affordable housing upon vacant parcels at Morton Street and Dorr Street. This redevelopment would likely require a disposition in each case. In addition, with the award of Hope VI funds for Maverick Gardens, that site will undergo both demolition and disposition as part of the Hope VI redevelopment.

Section 8 Homeownership

Last year the BHA included the required Capacity Statement declaring its intent to develop a Section 8 Homeownership Program. This Plan contains a detailed program description and eligibility criteria.

Capital Fund Program

The FY2002 Capital Fund Program Plan is included as an attachment to the Annual Plan. The results of the BHA's focused and aggressive strategy for tackling the basic capital improvement issues facing the portfolio are evident in this 5-year plan. In the Elderly/Disabled portfolio the BHA has been able to address, in total, the primary and secondary critical capital projects. Consequently, projects related to quality of life issues such as upgrades to hallways and community rooms are planned. Likewise, in the Family portfolio the bulk of the priority life/safety and basic system projects will be accomplished, enabling the BHA to turn its attention to items such as site improvements and electrical upgrade projects. The progress reflected in the FY2002 plan represents real progress towards bringing the entire federal portfolio up to a physical standard that is acceptable to all. See the attached CFP Annual Statement and 5-Year Plan for specific funding allocations.

Community Process for the Annual Plan

The BHA has held regular meetings with the Authority-wide Resident Advisory Board (RAB) in preparation of the Draft Plan. The RAB made a number of suggestions resulting in changes to the template. The RAB has also requested further information/discussion in a number of areas related to the Plan that the BHA has agreed to provide, including: the capital planning process, changes to the Section 8 Administration Plan, developing a table of flat rents, and providing information on occupancy and unit turnaround to the RAB.

Following this consultation with the RAB, as required by Congress and HUD, the BHA initiated a 45-day public review process. A draft of the Annual Plan was available for public review and comment from October 22 through December 6. The Plan and supporting documents including the policies mentioned above remain available for review in the BHA Planning Department at 52 Chauncy Street, 11th Floor during regular business hours and on reserve in the Government Documents Department of the Copley Square branch of the Boston Public Library. In addition, the plan template and limited attachments are available at the local management offices and the local tenant task force offices. A Public Hearing held December 6 at 6:00 p.m. at Roxbury Community College concluded the formal review and comment period.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plan file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- ☒ A-Admissions Policy for Deconcentration 90
- ☒ B-FY2002 Capital Fund Program Annual Statement (ma002b0 2)

Note: Since HUD has instructed the BHA to utilize the new forms provided with the PHA Plan template for the CFP submission, the Annual Statement and Supporting Table has been consolidated into one file. So the following attachment is no longer relevant:

C-Annual Statement Part II: Supporting Table

- ☒ D-FY2002 CFP Annual Statement: Implementation Schedule (ma002d02)
- ☒ E-Physical Needs Assessment (ma002e02)
- ☒ F-Management Needs Assessment (ma002f02)
- ☐ Most recent board-approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)
- ☒ Q-Implementation of Community Service Requirements 91
- ☒ R-5 - Year Plan Progress Report (ma002 r02)

<input checked="" type="checkbox"/>	V-ResidentAdvisoryBoardMembers	102
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Optional Attachments:

<input checked="" type="checkbox"/>	G-PHAManagementOrganizationalChart	92
<input checked="" type="checkbox"/>	H-FY2002CapitalFundProgram5YearActionPlan(ma002h02)	
<input checked="" type="checkbox"/>	I-5- YearActionPlanPartI:Summary(continued)(ma002i02)	
<input checked="" type="checkbox"/>	J-5- YearActionPlanPartII:PhysicalNeeds(ma002j02)	
<input checked="" type="checkbox"/>	K-5- YearActionPlanPartIII:ManagementNeeds(ma002k02)	
<input checked="" type="checkbox"/>	M-CommentsofResident AdvisoryBoardandPublic(ma002m02)	

*Note: Attachment L was formerly used for the Public Housing Drug Elimination Program that was eliminated as of December 2001. The BHA has selected not to attach the optional **N-Public Housing Asset Management Table**. A ll required information relevant to asset management activities have been reported within the template itself. In addition, the BHA has selected not to submit optional attachment **O-Admissions and Continued Occupancy Policy** or **P-Residential Relocation and Rehousing Policy** submitted with the FY2000 Annual Plan Amendment. Instead, ACOP and RRRP are included as supporting documents.*

<input checked="" type="checkbox"/>	S-RASS Survey Response	93
<input checked="" type="checkbox"/>	T-Vacancy Reduction Strategy	99
<input checked="" type="checkbox"/>	U-Section 8 Homeownership Capacity Statement	101
<input checked="" type="checkbox"/>	W-Performance and Evaluation FFY 1997(ma002w02)	
<input checked="" type="checkbox"/>	X-Performance and Evaluation FFY 1998(ma002x02)	
<input checked="" type="checkbox"/>	Y-Performance and Evaluation FFY 1999(ma002y02)	
<input checked="" type="checkbox"/>	Z-Section 8 Project Based Voucher Program	104
<input checked="" type="checkbox"/>	AA-Voluntary Conversion Initial Assessment	109
<input checked="" type="checkbox"/>	BB-Performance and Evaluation FFY 2000(ma002bb02)	
<input checked="" type="checkbox"/>	CC-Performance and Evaluation FFY 2001(ma002cc02)	
<input checked="" type="checkbox"/>	DD-Performance and Evaluation FFY 1999 RHF Number 1(ma002dd02)	
<input checked="" type="checkbox"/>	EE-Performance and Evaluation FFY 1999 RHF Number 2(ma002ee02)	
<input checked="" type="checkbox"/>	FF-Performance and Evaluation FFY 2000 RHF(ma002ff02)	
<input checked="" type="checkbox"/>	GG-Performance and Evaluation FFY 2001 RHF(ma002gg02)	

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	HUD-50070, Certificate for a Drug-Free Workplace	5 Year and Annual Plans
X	Standard Forms SF-LLL, Disclosure of Lobbying Activities	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified	5 Year and Annual Plans

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources

X	Public Housing Admissions and (Continued) Occupancy Policy for the Family Program; Tenant Selection Transfer and Assignment Plan A & O for the Hope VI sites	Annual Plan: Eligibility, Selection, and Admissions
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions; Rent Determination; Operation and Management; Grievance Procedures; Homeownership; Community Service; Civil Rights
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Admin Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures

X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Admin Plan	Annual Plan: Grievance Procedures
X	HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Admin Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/S S, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Civil Rights Protection Plan	Annual Plan: Civil Rights Certification
X	2001 Strategic Plan	Five-Year Plan
X	Section 504 Compliance Agreement	Annual Plan: Operation and Management
X	Private Management: Sample Contracts and Assessment Guidelines	Annual Plan: Operation and Management
X	HUD Healthy Homes Initiative Application	Annual Plan: Operation and Management
X	Section 8 Management Assessment Program (SEMAP) initial submission to HUD	Annual Plan: Operation and Management
X	Section 8 Welfare-to-Work Grant Application	Annual Plan: Community Service

		Program
X	BHAPoliceDepartment ManualandMemorandumof UnderstandingregardingBoston'sPublicHousing DevelopmentsandtheLongTermStrategyforImplementing NeighborhoodPolicingbetweentheCityofBostonandthe BostonHousingAuthority	AnnualPlan:SafetyandCrime Prevention
X	Comprehensivelistofalloftheproperties(withlotaddresses) inlinefordispositionatOrchardPark,theInfillsandMission Main.	AnnualPlan:Demolitionand Disposition
X	BuildingCommunityThroughGreenspaceProgramGrant Applications	AnnualPlan:Operationand Management
X	DrugEliminationTechnicalAssistanceProgram	AnnualPlan:SafetyandCrime Prevention
X	ApplicationforFairShareAllocationofIncrementalVoucher FundingforFY2000	AnnualPlan:Operationand Management

1.State mentofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbytheBHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/orotherdata availabletothePHA,p rovideastatementofthehousingneedsinthejurisdictionbycompletingthefollowingtable. Inthe“Overall”Needscolumn,providetheestimatednumberofrenterfamiliesathavehousingneeds.Forthe remainingcharacteristics,rate the impactofth atfactoronthehousingneedsforeachfamilytype,from1to5,with1 being“noimpact”and5being“severeimpact.”UseN/Atoindicatethatnoinformationisavailableuponwhichthe PHAcanmakethisassessment.

HousingNeedsofFamiliesintheJ urisdictionbyFamilyType									
FamilyType	Overall	%of Overall	Afford- ability	Supply	Quality	Access- ibility	%Over - crowded	Size	Loca- tion
Income<=30%ofAMI	32,150	70.28%	5	3	2	2	8.8%	1	N/A
Income>30%but <=50%ofAMI	16,426	73.39%	5	3	2	2	11.1%	2	NA
Income>50%but <80%ofAMI	12,277	59.68%	4	3	2	2	10.2%	2	N/A
Elderly	12,753	48.90%	4	3	2	2	N/A	*	N/A
Familieswith Disabilities	3,720		3	4	2	2	N/A	*	N/A
BlackNon -Hispanic Households	17,185	49.80%	4	3	2	2	N/A	*	N/A
HispanicHouseholds	9,938	62.50%	5	3	2	2	N/A	*	N/A
AllMinority Households	32,692	55.40%	4	3	2	2	N/A	*	N/A
AllRenterHouseholds	74,405	48.60%	4	3	2	2	8%	1	N/A

*Noinformationavailableuponwhichtobasethisassessment.

WhatsourcesofinformationdidthePHAusetoconductthisa nalysis?(Checkallthatapply;all materialsmustbemadeavailableforpublicinspection.)

- ☒ ConsolidatedPlanoftheJurisdiction/s
Indicateyear:7/1/98to6/30/02
- ☒ U.S.Censusdata:ComprehensiveHousingAffordabilit yStrategy(“CHAS”)
- ☐ AmericanHousingSurveydata
Indicateyear:
- ☐ Otherhousingmarketstudy
Indicateyear:
- ☒ Othersources:AnalysisconductedinconsultationwithpersonnelfromtheCityof Boston’sDepartmentofNeighborhoodDevelopment.

Housing Need of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists

State the housing need of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHAs may provide separate tables for site -based or sub -jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4,405		3,000*
Extremely low income <=30% AMI	4,281	97.19%	
Very low income (>30% but <=50% AMI)	107	2.43%	
Low income (>50% but <80% AMI)	14	.32%	
Families with children	2,241	50.87%	
Elderly families	321	7.29%	
Families with Disabilities	204	4.63%	
White Hispanic	1066	24.20%	
White Non -Hispanic	1003	22.77%	
Black Hispanic	13	.30%	
Black Non -Hispanic	1869	42.43%	
American Indian Hispanic	2	.05%	
American Indian Non -Hispanic	31	.70%	
Asian/Pacific Island Hispanic	2	.05%	
Asian/Pacific Island Non -Hispanic	173	3.93%	
Noncategorized	246	5.58%	
*Approximately 3,000 applicants on the waiting list are contacted annually, including priority 1 applicants processed as they apply. Of the 3,000 applicants, estimated 1500 subsidies are issued resulting in 750 -1000 lease ups.			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes: How long has it been closed? Since January 1990 for standard applicants;

Since May 1994 for priority 2 and priority 3 applicants.

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families on the waiting list, even if generally closed? ☐ No ☒ Yes

Tabulated 08/15/01

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- ☐ Section 8 tenant -based assistance
☒ Public Housing (state and federal family program combined)
☐ Combined Section 8 and Public Housing
☐ Public Housing Site -Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	13,931		993
Extremely low income <=30% AMI	10,809	77.59%	
Very low income (>30% but <=50% AMI)	2,557	18.35%	
Low income (>50% but <80% AMI)	510	3.66%	
Families with children	8,039	57.71%	
Elderly families	578	4.15%	
Families with Disabilities	1,222	8.77%	
White Hispanic	3,288	23.60%	
White Non-Hispanic	1,825	13.10%	
Black Hispanic	978	7.02%	
Black Non-Hispanic	6,144	44.10%	
American Indian Hispanic	75	.54%	
American Indian Non-Hispanic	110	.79%	
Asian/Pacific Islander Hispanic	39	.28%	
Asian/Pacific Islander Non-Hispanic	1,292	9.27%	
Noncategorized	180	1.29%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	4,908	35.23%	254
2BR	5,775	41.45%	394
3BR	2,862	20.54%	261
4BR	359	2.58%	62
5BR	23	.17%	20
6+BR	4	.03%	2

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes: How long has it been closed (# of months)?

Does the PHA expect to re-open the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

Tabulated 08/15/01

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthejurisdictionand
onthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsforchoosin gthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithinit's currentresourcesby:

Selectallthatapply

- ☒ Employeffectivemaintenanceandmanagementpolicies tominimizethenumberof
publichousingunitsoff -line
- ☒ Reduceturnovertimeforvacatedpublichousingunits
- ☒ Reducetimetorenovatepublichousingunits
- ☐ Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinance
development
- ☒ Seekreplacementofpublichousingunitslosttotheinventorythroughsection8
replacementhousingresources
- ☒ Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwill
enablefamiliestorentthroughoutthejurisdiction
- ☒ Undertakemeasures toensureaccesstoaffordablehousingamongfamiliesassistedby
thePHA,regardless ofunitsizerequired
- ☒ Maintainorincreasesection8lease -upratesbymarketingtheprogramtoowners,
particularlythoseoutsideofareasofminorityandpovertyconcentration
- ☒ Maintainorincreasesection8lease -upr atesbyeffectivelyscreeningSection8applicants
toincreaseowneracceptanceofprogram
- ☒ ParticipateintheConsolidatedPlandevlopmentprocesstoensurecoordinationwith
broadercommunitystrategies
- ☒ Other(listbelow)
 - ImplementtheMayor's "LeadingtheWay" Initiative, whichcommitstobring1100
vacantunitsasof7/1/00backon -lineby6/30/03.

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- ☒ Applyforaddit ionalsection8unitssouldtheybecomeavailable
- ☐ Leverageaffordablehousingresourcesinthecommunitythroughthecreation of
mixed -financehousing
- ☐ PursuehousingresourcesotherthanpublichousingorSection8 tenant-based
assistance.
- ☐ Other:(listbelow)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employment admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employment admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special -purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☒ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non -profit agencies that assist families with disabilities

☐ Other:(listbelow)

Need:SpecificFamilyTypes:Raceso rethnicitieswithdisproportionatehousingneeds

**Strategy1:IncreaseawarenessofPHAresourcesamongfamiliesofracesandethnicities
withdisproportionateneeds:**

Selectifapplicable

- ☐ Affirmativelymarkettoraces/ethnicitiesshown tohavedisproportionateneeds
☐ Other:(listbelow)

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

- ☒ Counselsection8tenantsastolocationofunitsoutsideofareasofpovert yorminority
concentrationandassistthemtolocatethoseunits
☒ Marketthesection8programtoownersoutsideofareasofpoverty/minority
concentrations
☒ Other:ActivelyparticipateinthedevelopmentoftheAnalysis ofImpedimentsandFair
HousingPlanfortheCityofBoston.

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthest rategiesitwill
pursue:

- ☒ Fundingconstraints
☒ Staffingconstraints
☒ Limitedavailabilityofsitesforassistedhousing
☒ Extenttowhichparticularhousingneedsaremetbyotherorganiza tionsinthecommunity
☒ EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother
informationavailabletothePHA
☒ InfluenceofthehousingmarketonPHAprograms
☒ Communitypriorities regardinghousingassistance
☒ Resultsofconsultationwithlocalorstategovernment
☒ ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
☒ Resultsofconsultationwithadvocacygroups
☐ Other:(listbelow)

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
1a. Public Housing Operating Fund	\$43,364,340	
1b. Public Housing Capital Fund	\$31,766,431	
1c. HOPE VI Revitalization	\$35,000,000	
1d. HOPE VI Demolition	-----	
1e. Annual Contributions for Section 8 Tenant-Based Assistance	\$77,994,779	
1f. Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$2,713,663	
1g. Resident Opportunity/Self-Sufficiency Grants	-----	
1h. Community Development Block Grant	-----	-----
1i. HOME	-----	-----
1j. Other Federal Grants (list below)		
Economic Development and Support Services	\$260,000	Supportive Services
Senior Services Coordinators	\$227,000	Supportive Services
2. Prior Year Federal Grants (unobligated funds only)		
2a. HOPE VI Revitalization	\$1,618,000	
2b. Public Housing Drug Elimination Program	\$1,500,000	
3. Public Housing Dwelling Rental Income	\$27,038,444	Operations
4. Other income		
4a. Investment income	\$540,000	Operations
4b. Vending machines	\$150,000	Operations, Social Services
5. Non-federal sources (list below)		
5a. Donations	\$50,000	Social Services
5b. Entrepreneurial Activities	\$75,000	Social Services
Total resources	\$222,297,657	

3.BHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing –GeneralOccupancy(Family)DevelopmentOnly

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1)Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: When the applicant nears the top of the waitlist

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☒ Other: relations with neighbors and credit history

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)WaitingListOrganization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list*
☐ Sub-jurisdictional lists
☐ Site-based waiting lists
☐ Other (describe)

*Previously HUD-approved waitlists at Orchard Gardens, Orchard Commons and Mission Main are operated by their respective owners and management companies. The BHA will assess changes in racial, ethnic and disability-related tenant composition at Mission Main and Orchard Park based upon MTC's occupancy data that has been confirmed to be complete and accurate by an independent audit or is otherwise satisfactory to HUD.

The BHA proposes to use the current Mission Main wait-list to occupy all public housing units on-site regardless of construction phase. Per agreement between all of the owner entities, the entire development will be managed as one with one management agent. All public housing units will have one set of policies, including using the same wait-list.

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
☐ PHA development site management office
☒ Other: by mail, site offices, and the BHA is considering a possible web-based application

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? All three

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
☐ All PHA development management offices
☒ Management offices at developments with site-based waiting lists* Mission Main, Orchard Gardens, Orchard Commons
☐ At the development to which they would like to apply
☒ Other (list below)
BHA website

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One (fall to the bottom unless they show good cause)
☐ Two (removed from the waiting list unless they show good cause)
☐ Three or more

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *However, given the demographics of the public housing waitlist it is anticipated that new admissions of families at or below 30% of median area income will significantly exceed 40%.*

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
☐ Overhoused
☒ Underhoused (by 3 BR or more)
☒ Medical justification (in a life threatening situation)
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work, address severe overhousing, make apartments with special features available to persons with disabilities, etc.)
☐ Resident choice: (state circumstances below)
☐ Other:

Note: Transfers in checked boxes above take precedence over new admissions in highest priority category.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Natural Disaster, Condemnation, Government Action, Action of Housing Owner [No - Fault Court - Ordered Eviction Only], Inaccessibility [Disabled Applicant Only], Displacement by any low - rent housing project or by public slum clearance or urban renewal project)
☒ Victims of domestic violence
☐ Substandard housing
☒ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
☒ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs

- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ☒ Victimsofreprisals/witnessprotectionor hatecrimes
- ☒ Otherpreference(s):
 - Disabledpersonswhosehouseholdrequiresaone -bedroomunit

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”inthespace thatrepresentsyourfirstpriority,a“2”intheboxrepresentingyoursecondpriority,andsoon. Ifyougiveequalweighttooneormoreofthesechoices(eitherthroughanabsolutehierarchyor throughapointsystem),placethesamenumbernexttoeach.Thatmeansyoucanuse“1”more thano nce,“2”morethanonce,etc.

DateandTime:Onlyfactoramongresidentswithsamepriority/preferencestatus

FormerFederalpreferences:

- 1 InvoluntaryDisplacement(NaturalDisaster,Condemnation,GovernmentAction,Action ofHousingOwner[No -FaultCourt -OrderedEvictionOnly],Inaccessibility[Disabled ApplicantOnly]Displacementbyanylow -renthousingprojectorbypublicslum clearanceorurbanrenewalproject)
- 1 Victimsofdomesticviolence
- 2 Homelessness

Otherpreferences(selectallthatapply)

- ☐ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ☒ Veteransandveterans' families
- ☒ Residentswholiveand/orworkinthejurisdiction
- ☐ Thoseenrolledcurrentlyine ducational,training,orupwardmobilityprograms
- ☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ☐ Householdsthatcontributetomeetingincomerequirements(targeting)
- ☐ Thosepreviouslyenrolledineducational,training,ormobilityprograms
- ☒ Victimsofreprisals/witnessprotectionorhatecrimes
- ☒ Otherpreference(s):
 - Disabledpersonswhosehouseholdrequiresaone -bedroomunit

4.Rel ationshipofpreferencetoincometargetingrequirements:

- ☐ ThePHAappliespreferenceswithinincometiers
- ☒ Notapplicable:thepoolofapplicantfamiliesensuresthatthePHAwillmeetincome - targetingrequirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetooobtaininformationaboutthe rulesofoccupancyofpublichousing(selectallthatapply)

- ☒ ThePHA -residentlease
- ☒ ThePHA'sAdmissionsandContinuedOccupancyPlan
- ☒ PHAapplicantinformationbriefingseminarsorwrittenmaterials
- ☒ Othersource(list)BHAwebsite(www.bostonhousing.org)

b. HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition?

- ☒ Atanannualreexaminationandleaserenewal
- ☒ Anytimefamilycompositionchanges
- ☒ Atfamilyrequestforrevision
- ☐ Other(list)

B.Public Housing -Elderly/Disabled Program

Note: The BHA is submitting the following under the existing Tenant Selection and Assignment Plan. The BHA plans to revise the Elderly/Disabled admission and occupancy policy and will undertake a public process in the coming year. Following the public process, the BHA expects to submit an amendment to the FY2002 Agency Plan with the new Elderly admissions and continued occupancy policy.

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: When the applicant reaches the top of the site-based waitlist
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☒ Other: relations with neighbors and credit history
- c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☐ PHA development/site management office
- ☒ Other: At 18 Neighborhood Occupancy Centers as established by BHA

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 36

2. ☐ Yes ☒ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)?
If yes, how many lists?

3. ☒ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? Up to 3.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ PHA main administrative office
- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☒ Other (list below)
At 18 Neighborhood Occupancy Centers

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One (fall to the bottom unless they show good cause)
- ☐ Two (removed from the waiting list unless they show good cause)
- ☐ Three or more

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? *However, given the demographic of the public housing waitlist it is anticipated that new admissions of families at or below 30% of median area income will significantly exceed 40%.*

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☐ Underhoused
- ☒ Medical justification (in a life threatening situation)
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

Note: Transfers in checked boxes above take precedence over new admissions in highest priority category.

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Natural Disaster, Condemnation, Government Action, Action of Housing Owner, Inaccessibility [Disabled Applicant Only])
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s):

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time: Only factor among residents with same priority/preference status

Former Federal preferences:

- 1 Involuntary Displacement (Natural Disaster, Condemnation, Action of Housing Owner [No-Fault Court - Ordered Eviction Only] , Inaccessibility [Disabled Applicants Only])
- 2 Involuntary Displacement (Government Action, Action of Housing Owner)
- 3 Involuntary Displacement (Imminent Action by Housing Owner)
- 1 Victims of domestic violence
- 3 Substandard housing
- 2 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s): (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Tenant Selection and Assignment Plan
- ☒ PHA briefing seminars or written materials
- ☒ Other source (list) BHA website (www.bostonhousing.org)

b. How often must residents notify the PHA of changes in family composition?

- ☒ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☒ At family request for revision

(6) Deconcentration and Income Mixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average income es above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Franklin Hill	365	Franklin Hill's low average income may stem from the high degree of turnover in recent years, around 80 units per year. The average income for families coming in off the wait list is less than the BHA average for covered developments. The BHA's response is threefold: 1) We are actively engaged in discussion with the Franklin Hill task force about the possibility of applying for a HOPE VI revitalization would be to boost average income both through targeted economic development programs and through introducing <i>-Continued-</i>	

		-Continued- a mix of income to the site. 2) The BHA has directed the Community Services Department to review its current and planned programming with a specific focus on Franklin Hill. 3) A number of physical and quality of life improvements are planned for Franklin Hill in order to decrease turnover at the site. These improvements include capital improvements, greenspace improvements, management efficiencies, and participation in the Healthy Public Housing project.	
Heath Street	249	Heath St. is above the EIR for the BHA but still less than 30% of Area Median Income.	

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
- ☐ Criminal and drug -related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug -related activity (list factors below)
- ☒ Other: The Regional Opportunity Counseling Program screens for credit and landlord histories.

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC -authorized source)

e. Indicate what kinds of information you share with prospective landlords?

- ☐ Criminal or drug -related activity
- ☒ Other: Former landlord name and address upon request by prospective landlord as required by federal regulation.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- ☐ None
- ☐ Federal public housing
- ☒ Federal moderate rehabilitation
- ☒ Federal project -based certificate program
- ☐ Other federal or local program:

b. Where may interested persons apply for admission to section 8 tenant -based assistance? (select all that apply)

- ☒ PHA main administrative office - Leased Housing Division
- ☒ Other: There are several special admissions programs run by the BHA with non -profit partners which allow applications on a referral basis to eligible families.

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:

The BHA issues vouchers with an initial term of 120 days. The BHA shall use its discretion to grant a family one or more extensions of an additional 120 days unless otherwise specified.

Extensions will be granted in circumstances where during the initial voucher search term:

- The family or individual was not able to actively search for housing due to extenuating circumstances beyond the control of the voucher holder (such as fire, flood or other natural disaster, or death in the family which required that the voucher holder travel out of the state);
- A voucher holder suffered from severe medical difficulties, an unexpected illness or hospitalization (including a rehabilitation program) during the initial 120 day search period. Under these circumstances, the BHA will extend the search period for 120 days or if such time was more than 120 days, for as many days as an applicant was hospitalized, in a rehabilitation center, or incapacitated due to illness;
- The family needs and requests an extension of the initial voucher term as a reasonable accommodation for a person with a disability. The BHA will extend such voucher term as is reasonably necessary so that the program may be accessible to a family member or individual who is a person with a disability;
- The family has filed a complaint of alleged discrimination with either HUD, Massachusetts Commission Against Discrimination (MCAD), or the Boston Fair Housing Commission, the BHA will extend the client's voucher for a period not to exceed 300 days pending resolution of the matter or a finding of probable cause; and/or
- A Section 8 Program Voucher will be extended for up to two additional 120 day periods if the family or individual can demonstrate by search log entries or other means that the family contacted a minimum of forty (40) available apartments during the search period and was not successful in locating an apartment in which to utilize his/her Section 8 rental assistance.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s):
 1. Condemnation
 2. Loss of rent control
 3. Loss of vacancy decontrolled units
 4. Loss of shelter eligibility due to increased income
 5. Homeless families and individuals residing in shelters
 6. Transfer from public housing because of health, safety, and humanitarian reasons
 7. One or two -person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over others singles.
 8. Families who are facing displacement from an "expiring use" development and whose income is between 50% and 80% of area median.
 9. A participant in a supportive housing program for elderly or disabled persons shall be considered to be imminently in danger of homelessness and shall be eligible for Priority One status if the program participant: 1) has been a tenant in such program for not less than twelve (12) months; AND 2) has outgrown or completed the program's services; AND 3) as a result must relocate from such housing.
 10. To applicants who are, or recently were, assisted under a state or federal, project-based or tenant-based rental assistance program where such program funding is expiring (or has expired during the applicant's receipt of the rental assistance) as a result of cessation of assistance by the funding source provided that the applicants are in compliance with, or were in compliance with, all of the requirements of the expiring or expired rental assistance program subsidy.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time (Only a factor among residents with same priority status)

Former Federal preferences

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- 3 Substandard housing
- 1 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisal or hate crimes
- ☒ Other preference(s):
 - 1. Condemnation
 - 2. Loss of rent control
 - 3. Loss of vacancy decontrolled units
 - 4. Loss of shelter eligibility due to increased income
 - 5. Homeless families and individuals residing in shelters
 - 6. Transfer from public housing because of health, safety, humanitarian reasons
 - 7. One or two - person elderly, disabled or displaced families (including persons who are displaced as a result of expiring use) over others singles.
 - 8. Families who are facing displacement from an "expiring use" development and whose income is between 50% and 80% of area median.
 - 9. A participant in a supportive housing program for elderly or disabled persons shall be considered to be imminently in danger of homelessness and shall be eligible for Priority One status if the program participant: 1) has been a tenant in such program for not less than twelve (12) months; AND 2) has outgrown or completed the program's services; AND 3) as a result must relocate from such housing.
 - 10. To applicants who are, or recently were, assisted under a state or federal, project - based or tenant - based rental assistance program where such program funding is expiring (or has expired during the applicant's receipt of the rental assistance) as a result of cessation of assistance by the funding source provided that the applicants are in compliance with, or were in compliance with, all of the requirements of the expiring or expired rental assistance program subsidy.

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☒ Other: Individual program mailings (i.e. FSS program marketing), advocacy group meetings, support service groups

b. How does the PHA announce the availability of any special -purpose Section 8 program to the public?

- ☒ Through published notices
- ☒ Other: Press releases and Marketing to targeted support service groups

4.BHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions: PHAs that do not administer public housing are not required to complete sub -component 4A.

(1)IncomeBasedRentPolicies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))
- or---
- ☒ The PHA employs discretionary policies for determining income -based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☒ For increases in earned income (between annual recertifications)
- ☐ Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☒ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rentre -determinations: Between incomere examinations, how often must tenants report change in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
☒ At family option
☐ Anytime the family experiences an income increase
☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☒ Other: Survey of rents via local realtors

* Flat Rents for Hope VI developments at Orchard Commons and Orchard Gardens have been approved by the BHA and were implemented in April 2001. In addition, Flat Rents for Mission have been approved by the BHA.

B. Section 8 Tenant -Based Assistance

Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Payment Standards

a. What is the PHA's payment standard?

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☒ Above 110% of FMR (if HUD approved; describe circumstances below):
 1. if an exception rent area due to tight housing market
 2. as a reasonable accommodation for a person with disabilities
 3. if HUD grants the BHA success rate payment standards

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually (and more frequently as needed)
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other: Market conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☒ \$0
☐ \$1-\$25
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached (see attachment G)
- ☐ A brief description of the management structure and organization of the PHA follows:

Boston Housing Authority Federal Developments

DEVELOPMENT NAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Alice H. Taylor	71 Prentiss Street, Roxbury, MA 02120	X	
Amory Street	125 Amory Street, Jamaica Plain, 02119	X	
Annapolis	52 Summer Street, Dorchester, MA 02122	X	
Ashmont	374 Ashmont Street, Dorchester, MA 02124	X	
Ausonia	185 Fulton Street, Boston, MA 02109		X
Bellflower	24 Bellflower Street, Dorchester, MA 02125	X	
Bickford	42 Horan Way, Jamaica Plain, MA 02130		X
Bromley Park	42 Horan Way, Jamaica Plain, MA 02130		X
Cathedral	617 Harrison Avenue, Boston, MA 02118	X	
Charlestown	55 Bunker Hill Avenue, Charlestown, MA 02129	X	
Codman	784 Washington Street, Dorchester, MA 02124	X	
Commonwealth	35 Fidelis Way, Brighton, MA 02135		X
Davison	101 Davison Street, Hyde Park, MA 02136	X	
Eva White	440 Tremont Street, Boston, MA 02116		X
Evans Street	82/86 Evans Street, Roxbury, MA 02119	X	
Foley	199 "H" Street, South Boston, MA 02127	X	
Franklin Field	91 Ames Street, Dorchester, MA 02124	X	
Franklin Hill	1 Shandon Road, Dorchester, MA 02124	X	
Frederick Douglass	755 Tremont Street, Roxbury, MA 02118	X	
General Warren	114 Rutherford Street, Charlestown, MA 02129		X
Groveland	15 Mary Moore Beatty Circle, Mattapan, MA 02126	X	
Hampton House	155 Northampton Street, Roxbury, MA 02118	X	
Hassan	705 River Street, Mattapan, MA 02126	X	
Heath Street	42 Horan Way, Jamaica Plain, MA 02130		X
Heritage	209 Summer Street, East Boston, MA 02128		X
Highland Park	16 Center Street, Roxbury, MA 02119		X

DEVELOPMENTNAME	ADDRESS	BHA MANAGED	PRIVATELY MANAGED
Holgate	125ElmHillAvenue,Roxbury,MA02121	X	
Infill1	Scatteredsites	X	
Infill2	Scatteredsites	X	
J.J.Carroll	130ChestnutHillStreet,Brighton,MA02136		X
LenoxStreet	136LenoxStreet,Roxbury,MA02118	X	
LowerMills	2262DorchesterAvenue,Dorchester,MA02124	X	
Malone	11GordonAvenue,HydePark,MA02136	X	
MaryEllenMcCormack	354OldColonyAvenue,Sou thBoston,MA02127	X	
Maverick	41MaverickStreet,EastBoston,MA02128	X	
Meade	5MelvilleAvenue,Dorchester,MA02124	X	
MartinLutherKingTower	280MartinLutherKingBoulevard,Roxbury,MA02119	X	
MissionHill	176WardStreet,Roxbury,MA02120		X
OldColony	255EastNinthStreet,SouthBoston,MA02127	X	
OrchardPark	2AmbroseStreet,Roxbury,MA02118		X
Pascuicco	330BowdoinStreet,Dorchester,MA02122	X	
PatriciaWhite	20WashingtonStreet,Brookline,MA02146		X
Peabody/Englewood	1875DorchesterAvenue,Dorchester,MA02122	X	
PondStreet	29PondStreet,JamaicaPlain,MA02130	X	
Rockland	5300WashingtonStreet,WestRoxbury,MA02132	X	
Roslyn	1CliffmontStreet,Roslindale,MA02132	X	
Rutland/E.Springfield	ScatteredSite	X	
St.Botolph	70St.BotolphStreet,Boston,MA02116		X
SpringStreet	23SpringStreet,WestRoxbury,MA02132	X	
TorreUnidad	80WestDedhamStreet,Roxbury,MA02119	X	
WalnutPark	1990ColumbusAvenue,Roxbury,MA02119		X
Washington/Beech	4550WashingtonStreet,Roslindale,MA02130	X	
WashingtonManor	1701WashingtonStreet,Roxbury,MA02118	X	
WashingtonStreet	35FidelisWay,Brighton,MA02135		X
WestNewtonStreet	630TremontStreet,Boston,MA02118	X	
WestNinth Street	195W.9 th Street, SouthBoston,MA02127	X	
WhittierStreet	1170TremontStreet,Roxbury,MA02120	X	

Note: Sample contracts with management companies have been included with the Agency Plan supporting documents available in the Planning Department. In addition, the management assessment form used to evaluate performance at each site for both private management companies and in-house managers is available. Resident input in the evaluation of private management companies is considered through 1-2 private meetings with the resident organizations during the term of the contracts and prior to selection of contractors during contract renewal processes. Regular interaction between Local Tenant Organizations and BHA supervisory staff informs and guides in assessing management performance at sites directly managed by the BHA.

B. HUD Programs Under BHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	*10,078	1,125
Section 8 Vouchers (and Project based Certificates)	**10,082	550
Section 8 Certificates	0	
Section 8 Project Based Voucher Program	380	40
Section 8 Mod Rehab	868	
Section 8 New Construction/Substantial Rehab Program	557	30
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Mainstream Housing Program	***200	10
Designated Housing Program - vouchers for non-elderly disabled currently on BHA's Elderly/Disabled Public Housing Program waiting list	***200	5
Family Unification Program	***200	5
Vacancy Consolidation Counseling Program (Hope VI)	***456	***0
Moving to Opportunity Program	***286	***0
Welfare to Work	***300	10
NAACP	***400	10
Grandfamilies Program	***50	3
Other Federal Programs (list individually)		
Public Housing Drug Elimination Program	9,980	-N/A-
Economic Development and Social Services Program	800	200
Resident Initiatives Grant Program	4,019	-N/A-
Elderly and Disabled Resident Services Program	3,500	-N/A-
Supportive Housing Services Program	82	8
Community Entrepreneur Program (ROSS -funded)	10	-N/A-
Greenspace Initiative Program	1885	-N/A-
Hope VI Resident Services Program	712	-N/A-
Regional Opportunity Counseling Program	4,000	-N/A-
Family Self-Sufficiency Program	250	-N/A-
Resident Employment Program	67	-N/A-

As of 10/1/01

*total federal development only anticipated occupancy on 4/1/02.

**This figure includes units shelved pursuant to litigation, special purpose funding and project -baseding of Section 8 vouchers, and remaining budget authority

***These figures represent the maximum units which may be utilized under each Annual Contributions Contract.

****At Mission Main and Orchard Garden the subsidy is held by the family until all phases of the Hope VI construction are complete.

*****This demonstration program is no longer operational.

-NA- These programs provide assistance to all eligible applicants so turnover rates are not applicable.

BRIEF PROGRAM DESCRIPTIONS

• PUBLIC HOUSING PROGRAM

The Boston Housing Authority owns and operates 58 federally subsidized housing developments with a total of 10,774 units scattered throughout the city of Boston. The Federal Public Housing Program consists of two programs operated in compliance with regulations set forth by the Department of Housing and Urban Development. The Family Program, consisting of 7,136 units, offers subsidized housing to low-income households earning less than 80% of Boston Area Median Income (AMI) that meet the eligibility criteria. The Elderly/Disabled Housing Program, consisting of 3,638 units, targets seniors, age 62 or older, and persons with disabilities who meet the income and eligibility criteria. In addition, the Boston Housing Authority oversees the operation of two HOPE VI mixed-income family developments. These properties are privately owned and managed and provide 1,010 public housing and 157 market rate housing units. The Boston Housing Authority also owns and operates 13 state subsidized housing developments with a total of 2,567 units scattered throughout the city of Boston including 150 elderly/disabled units and 2,417 family units. The Commonwealth of Massachusetts and the Department of Housing and Community Development establish the basic guidelines and regulations that govern the state-funded program.

*Note: For Mission Main and Orchard Gardens, the expected unit count upon completion of the development was included. West Concord is included in the federal unit count although it is technically a project-based Section 8 development.

• SECTION 8 TENANT BASED ASSISTANCE

The Section 8 Tenant Based Assistance Program increases affordable housing choices for very low-income households by allowing families to live in privately owned rental housing. In total the Boston Housing Authority is able to assist approximately 9,000 families with affordable housing through this program. The merger of the two primary programs of the Section 8 rental assistance program, the Section 8 certificate program and Section 8 voucher program, is underway to form the Housing Choice Voucher Program.

• SECTION 8 MODERATE REHABILITATION PROGRAM

The Moderate Rehabilitation Program encourages owners to substantially rehabilitate or construct apartment buildings, which include non-subsidized as well as subsidized residents. The BHA provides oversight of subsidy holders at 16 of these developments. Two examples follow:

- (1) SRO Section 8 Moderate Rehabilitation for Homeless Individuals: HUD awarded funding for projects which, after rehabilitation, are placed under contract for a maximum of 10 years to serve the homeless. These projects were selected through a nationwide competition. Each project is designed to accommodate the needs of homeless individuals in need of services.
- (2) SRO Section 8 Moderate Rehabilitation for Homeless Veterans: Single Room Occupancy Units are available for occupancy by homeless veterans at 17 Court Street in Boston.

• SECTION 8 SUBSTANTIAL REHABILITATION & NEW CONSTRUCTION

These programs combine a guaranteed subsidy with bond financing through the 11(b) program to encourage the "gut rehab" of older structures or the construction of new apartment buildings. The apartments created are rented to families eligible for Section 8 assistance for a period ranging from 20 to 40 years. The owner manages the property and selects tenants from an on-site waiting list. The BHA, as the contract administrator for HUD, oversees the management and makes monthly subsidy payments.

- **MAINSTREAMHOUSINGP ROGRAM**

The Boston Housing Authority has received an allocation of Section 8 subsidies for non -elderly disabled individuals. In addition to Section 8 assistance, the p rogram coordinator has created a network of services to aid non -elderly disabled participants in their search for housing. These services include referral to agencies throughout the Boston area who offers supports such as housing search assistance, informa tion on disability issues, and advocacy services.

- **FAMILY UNIFICATIONP ROGRAM**

The Family Unification Program provides housing assistance to families involved with the Dept. of Social Services to which permanent, stable housing is the final barrier for reu nification with children in foster care.

- **VACANCY CONSOLIDATIO NCOUNSELING PROGRAM**

The BHA was awarded Section 8 assistance to be provided to residents of the Mission Main and Orchard Gardens Public Housing Development to facilitate vacancy consolidati onefforts in conjunction with the HOPE VI initiative. Section 8 assistance was offered to all tenants residing at these two sites for the purpose of relocation when their unit was scheduled for demolition. Clients who receive this Section 8 assistance a re also eligible for counseling services including access to information on available housing, public transportation, schools, childcare, employment, volunteer positions, and neighborhood network information. The VCCP counseling staff offers workshopson topics to promote self -sufficiency such as credit counseling and welfare reform.

- **MOVING-TO-OPPORTUNITY PROGRAM**

The Moving -to-Opportunity (MTO) program was an experimental demonstration and research project enacted by Congress and designed by HUD to evalu ate the impact of assisting low -income families in moving from public and assisted housing in high -poverty areas to low poverty communities with better housing, education and employment opportunities. The Boston Housing Authority was selected as one of fi ve housing authorities nationwide to participate in the MTO program. This demonstration program combined housing counseling services with Section 8 tenant-based rental assistance to very low income families living in public housing or who received project -based Section 8 assistance in high poverty areas. The BHA received an award of 285 Section 8 tenant based certificates and vouchers. MBHP assisted the BHA in this endeavor by providing counseling services. All 285 participants in Boston's MTO Program w ere followed by HUD over a ten year period to evaluate their progress and to determine whether extensive housing counseling services and assistance with housing choice are key elements in breaking the poverty cycle. This program is no longer operational a sits demonstration period has ended.

- **WELFARE-TO-WORKPROG RAM**

The focus of the BHA's Welfare -to-Work Program is to provide opportunities for self -sufficiency by offering participants a wide range of supportive services that will enable families to make t he life -changing transition from welfare to work. Collaboration with public and private partners will help eligible participants to acquire skills and resources necessary to obtain jobs, secure child -care, access transportation, and undertake other activi ties to achieve economic self -sufficiency. The availability of Section 8 Vouchers also allows families to move to apartments that are located near employment opportunities. Hence the program focuses on the three most frequent barriers complicating the su ccessful transition from welfare to work: 1) lack of job readiness training, 2) difficulty in obtaining childcare and 3) inability to access jobs because of transportation constraints.

- **GRANDFAMILIESPROGRAM**

TheGrandfamiliesProgramwillprovidehousing assistanceintheformof50Section8tenantbasedrentalvouchers toverylow -incomefamiliescontainingnearelderlyorelderlypersonswhoareraisingminors.Underthisprogram, theBostonHousingAuthoritywilladministertheSection8assistance andsupportserviceswillbeprovidedto familiesaftertheappropriatereferralismadebyBostonAgingConcernsYoung&OldUnited(BACYOU)

- **NAACP**

As part of the relief settlement of the NAACP v. HUD lawsuit, the BHA will work with the Metrolist agency to provide housing counseling services to afford minority families the opportunity to live in predominantly white or racially diverse neighborhoods. The mobility counseling and housing search assistance will include landlord outreach; assistance in negotiations and the completion of paperwork; financial assistance for moving costs; and post-move counseling. In addition, there are currently four hundred subsidies being held in escrow by the BHA pending resolution of litigation.

- **PUBLICHOUSINGDRUG ELIMINATIONPROGRAM(PHDEP)**

TheBostonHousingAuthority'sPublicHousingDrugEliminationProgramisacriticalpartofoureffortstoreduce and/oreliminate drug -relatedcrimeinourhousingdevelopments.TheBHA'soverallapproachto drug elimination focusesonorganizingandservingthecommunity,notjustpolicingit.ThemajorgoalsofthePHDEPprogramand BHA'sdrugeliminationinitiativesareto:

1. Continue reducing drug -related and other serious crimes;
2. Continue Community Policing efforts at all sites to address resident fear and perception of drug -related crime, thereby improving resident quality of life;
3. Constructively engage resident youth including the growing BHA youth population years 13 and under to avoid potential crime;
4. Improve linkages with drug treatment programs so that more BHA residents will participate in these vital services; and
5. Continue to improve upon management lease enforcement and related actions to quickly remove criminals and drug involved households from the community and to prevent them from gaining admission to BHA properties.
6. Continue to offer programs that complement other BHA efforts to augment residents access to job training, employment and other self -sufficiency efforts.

These activities reflect the BHA's commitment to utilize a broad array of techniques to combat crime and drugs, ranging from basic security activities to recreational and educational activities.

- **ECONOMICDEVELOPMENT ANDSUPPORTIVESERVICESPROGRAM(EDSS)**

TheBostonHousingAuthority,inpartnershipwith theBostonPrivateIndustryCouncil,theMayor'sOfficeofJobs and Community Services (JCS), Local Tenant Organizations (LTO's) from several BHA developments, Greater Boston Legal Services (GBLS) and the Metropolitan Area Planning Council (MAPC), received funding under HUD's Economic Development and Supportive Services (EDSS) Program to train and place 400 or more public housing residents from across the City of Boston in living wage jobs. Outreach and intake of public housing residents will take place at public housing sites, which will function as "satellites" of the City's One -Stop Career Centers.PublichousingresidentsfromallBHAFamilydevelopmentswillbeabletodirectlyaccessabroadrangeof employment, training and supportive service programs and referrals. The program has been designed to coordinate with the City of Boston and State welfare -to-work systems and to support residents in meeting the new TANF work requirements. It is based on a detailed analysis of public housing resident employment, training and supportive service needs.

- **COMMUNITYENTREPRENEURPROGRAM(ROSSFUND ED)**

The Boston Housing Authority (BHA) - in partnership with the Center for Women Enterprise (CWE) and Dorchester Bay Economic Development Corporation (DBEDC), is offering access to an entrepreneur development coursework/training and the establishment of a Microloan fund. Up to 40 public housing residents will be able to participate in the entrepreneur training program. Post successful completion of the entrepreneur training program, participants will have access to the Microloan fund.

- **RESIDENT INITIATIVES GRANT PROGRAM (RIGP)**

The purpose of the Resident Initiatives Grant Program (RIGP) is to assist the Boston Housing Authority (BHA) in its efforts to sustain physical improvement programs at family developments through the development of a meaningful partnership with local tenant organizations (LTO's) and to increase access for residents to greatly needed supportive services from area providers. The grant provides assistance for two primary types of activities: capacity building for LTO's and resource coordination for the resident population. The rules and requirements for the conduct of RIGP activities are provided through contractual terms and the RIGP Handbook, which provides contracts with instructions on how to develop programmatic initiatives and report on them. The RIGP program is funded through the BHA's Comprehensive Grant Program (CGP). RIGP activities are currently conducted at eight (8) developments throughout the local tenant organizations: Alice Taylor, Bunker Hill, Cathedral, Commonwealth, Franklin Hill, Lenox Street, Mary Ellen McCormack and Maverick.

Due to tightening fiscal conditions and questions regarding the most effective use of scarce resources, the BHA is reviewing the program.

- **ELDERLY/DISABLED RESIDENT SERVICES PROGRAM**

The Elderly/Disabled Resident Services Program provides service coordination through a combination of in-house staff and contracted services at all elderly/disabled developments. Resident Service Coordinators are charged with two major tasks. The first is to assist individual residents as needed with health, personal care, meals services, money management, substance abuse treatment, and/or other aspects of daily life. The purpose of this effort is to assist residents who are facing difficult problems to maintain their independence. The service coordinators accomplish this by bringing in the assistance which residents need from available community resources. By providing this service, we have stabilized individuals in their apartments, enabling them to continue their residency and remain good neighbors. The second major charge of resident service coordinators is to work with managers and residents to create an open and friendly community environment. By assisting resident organizations in planning and implementing community activities, resident service coordinators increase socialization among residents and decrease isolation. The use of the resident service coordinator program in each of our buildings has proven to be an invaluable resource to both residents and managers, particularly in communities that have a wider range of ages and disabilities among the population.

- **SUPPORTED HOUSING SERVICES PROGRAM**

The Supported Housing Services Program provides a combination of housing and supportive services to frail elderly and non-elderly disabled residents of federally assisted housing who are at risk of nursing home or other institutional placement. The primary goal of the program is to promote and encourage maximum resident independence within a home environment, and to improve the ability of management to assess the service needs of eligible residents and provide or ensure the delivery of needed services. In addition to providing quality affordable housing, the program provides a variety of support services, which can include meal preparation, housekeeping, laundry, transportation, or other personal care services. There are currently seven (7) supported housing programs with a total of 77 units operating in five (5) different developments. These programs are administered by local non-profit providers including Ethos, Vinfen, Latino Health Institute, Justice Resource Institute, Elders Living at Home and Friends of Shattuck Shelter.

• HOPEVI

The HOPE VI Program provides grants to revitalize the BHA's most distressed public housing developments. Revitalization efforts are focused on three areas: physical improvements, management improvements, and social and community services to address resident needs. The program has five key objectives:

- Changing the physical shape of public housing by demolishing the most distressed developments and replacing them with housing designed to blend with the surrounding community.
- Reducing the concentration of poverty by encouraging a greater income mix
- Establishing self-sufficiency programs for the resident community.
- Forging broad-based partnerships to involve public housing residents, state and local government officials, the private sector, non-profit groups and the community at large in planning and implementing improvements in public housing developments.

HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, planning and technical assistance, and implementation of resident self-sufficiency programs. To date, through this program, the BHA has successfully created new partnerships with private entities to produce mixed-finance and mixed-income affordable housing at the Orchard Gardens and Mission Main developments.

• REGIONAL OPPORTUNITY COUNSELING PROGRAM

The Boston Housing Authority Regional Opportunity Counseling Program promotes regional collaboration and involves two non-profit counseling agencies and six partner PHAs. The goal of the Boston ROC program is to promote upward mobility and long-term self-sufficiency among low-income participants. The BHA will expand the housing choices through landlord outreach, counseling and housing search assistance that focuses on regional mobility. The most important aspect of the counseling programs is the concentrated efforts of all the agencies involved in actively pursuing ways of removing impediments to mobility. The effect of limited FMR levels, the prevalence of discrimination, the reluctance of landlords to accept Section 8 subsidies, and the differing policies and procedures of each PHA are all impediments to mobility and are addressed in the BHA's counseling programs. Basic information about suburban apartment listings and Section 8 portability are distributed widely by the BHA. In addition, regional mobility is promoted through extensive landlord outreach efforts and the provision of information on transportation, education and employment opportunities, which are available in suburban communities in the BHA's Housing Search Room.

• GREENSPACE INITIATIVE PROGRAM

The Greenspace Initiative Program of the Design and Development Department is a pilot program working with the Mary Ellen McCormack, Whittier Street, Lenox Street and Franklin Hill Federal Developments to improve the physical landscape of the sites while building a stronger residential community. The program works in a collaborative effort with the Resident Task Forces, Property Management, Planning and Civil Rights Departments of the Authority to reach the following goals:

- To reclaim abandoned, poorly maintained and/or paved over greenspace within and surrounding BHA family developments
- To build, through greenspace projects, a more vibrant resident community, by involving youth, young families, and newer populations at the developments
- To forge new and/or improved relationships between the BHA, our resident communities, and the "outside world" of funders and the community organizations
- To provide opportunity for youth employment and training
- To improve resident health

• FAMILY SELF-SUFFICIENCY

The Family Self-Sufficiency program is designed to help Section 8 tenants achieve independence and economic self-reliance. The program is voluntary and offered to all current Section 8 recipients. Each program participant works with a case manager to develop an Individual Training and Service Plan that includes a multitude of services, which help the family achieve self-

sufficiency. FSS families enter into a five -year contract with the Boston Housing Authority that specifies the obligations of the family and the Housing Authority. The case manager works with the head of household to obtain the service necessary to implement the plan. A family begins to accrue an escrow savings account of matching funds when their Total Tenant Payment (TTP) increases due to financial earnings. The family receives the money in this account, plus interest, when the FSS Contract is completed.

- **RESIDENT EMPLOYMENT PROGRAM**

The Resident Employment Program seeks to promote the BHA's policy to provide employment and other economic contracting opportunities for BHA residents and BHA resident owned businesses in accordance with Section 3 of the Housing and Urban Development Act of 1968 as amended by the Housing and Community Development Act of 1992. an

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Agency-wide policies (govern both Public Housing and Section 8):

- Cash Management and Investment Policy
- Civil Rights Protection Plan
- Code of Conduct
- Confidentiality & Confidentiality Agreement Policy
- Dress Code
- Drug Free Workplace Policy
- Electronic Mail (E-mail) Usage Policy
- Family and Medical Leave Policy
- Hiring and Selection Guidelines
- Minority Participation Policy
- Procurement Policy
- Resident Employment Provision
- Sexual Harassment Policy
- Small Necessities Leave Act
- Telephone Usage Policy
- Tenant Grievance Procedures
- Tobacco Free Workplace Policy
- Vehicle Usage Policy

(2) Public Housing Maintenance and Management:

- Admissions and Continued Occupancy Policy
- Community Service Policy
- Deconcentration Policy
- Demolition/Disposition Policy
- Pest Control Policy
- Pet Policy for the Elderly/Disabled Program
- Pet Policy for the Family Program
- Reasonable Accommodation Policy for Public Housing
- Resident Relocation and Rehousing Policy
- Site Based Purchasing System Policy
- Tenant Participation (LTO) Policy

(3) Section 8 Management:

- Section 8 Administrative Plan
- Reasonable Accommodations in Rental Assistance Policies and Procedures

6. **BHAGrievanceProcedures**

[24CFRPart903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

A. **PublicHousing**

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing? If yes, list additional federal requirements below:

Since the BHA has designed the grievance procedures to comply with both state and federal requirements, one additional provision required by the Department of Housing and Community Development, the state agency that regulates state -funded public housing, has been extended to residents at federal developments too. Decisions of the Grievance Panel may be appealed to a designee of the Administrator.

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office:
*BHA Office of Civil Rights
Hearing Panel Coordinator
52 Chauncy Street, 9th Floor
(617) 988 -4098*
- ☒ PHA development management offices
- ☐ Other (list below)

B. **Section 8 Tenant -Based Assistance**

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982? If yes, list additional federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
*BHA Office of Civil Rights
Leased Housing Appeal
52 Chauncy Street
9th Floor*
- ☐ Other (list below)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenotrequiredtocomplete thiscomponentandmayskip to Component8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAs thatwillnotparticipateintheCapitalFundProgrammay skip to component7B.All otherPHAs mustcomplete7Aasinstructed.

(1)CapitalF undProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapitalactivities the PHAisproposingfortheupcomingyeartoensurelong -termphysicalandsocialviabilityofitspublichousi ng developments.ThisstatementcanbecompletedbyusingtheCFPAnnualStatementtablesprovidedinthetable libraryattheendofthePHAPlantemplate **OR**,atthePHA'soption,bycompletingandattachingaproperly updatedHUD -52837.

Selectone:

☒ TheCapitalFundProgramAnnualStatementisprovidedasanattachmenttothePHA PlanasanAttachment(seetableofcontents)

-or-

☐ TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected,copythe CFPAnnualStatementfromtheTableLibraryandinsertthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcanbe completedbyusingthe5 -YearActionPlantableprovid edinthetablelibraryattheendofthePHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

a. ☒ Yes ☐ No: IsthePHAprovidinganoptional5 -YearActionPlanfortheCapital Fund?(ifno, skiptosub -component7B)

b.Ifyes toquestiona,selectone:

☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmenttothePHA PlanasanAttachment.SeeTableofContentsforfilename.

-or-

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected,copythe CFPoptional5 -YearActionPlanfromtheTableLibraryandinsertthere)

B.HOPEVI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPEVI revitalization grant

1. Development name: Maverick
2. Development (project) number: 108
3. Status of grant:
☒ Revitalization Plan under development
☐ Revitalization Plans submitted, pending approval
☐ Revitalization Plan approved
☐ Activities pursuant to an approved Revitalization Plan underway

1. Development name: Mission Main
2. Development (project) number: 103 (MA06P002003)
3. Status of grant:
☐ Revitalization Plan under development
☐ Revitalization Plans submitted, pending approval
☐ Revitalization Plan approved
☒ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year? If yes, list development name/s below:
Franklin Hill Housing Development

- ☒ Yes ☐ No: d) Will the PHA be engaging in any mixed-financed development activities for public housing in the Plan year?
If yes, list developments or activities below:
(i) as part of the Maverick HOPEVI grant
(ii) Use of RHF monies – site yet to be determined – may involve mixed-finance
(iii) Potential development of an affordable assisted living project

- ☒ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments below:

1. Disposition and redevelopment of 54 scattered site duplex units, "the Infills"

2. The BHA currently is working on two projects that would involve the use of Replacement Housing Factor (RHF) funds. The first, related to land at our Amory Street site, is completing the requisite community planning process in advance of an RFP to procure a development team. The procurements should be completed in late May 2002. The BHA's intent is that the Amory Street site be developed for public housing assisted living for frail elders. This is a challenging goal and the due diligence that is necessary to create a viable proposal probably will take nine months from the time that a team is selected.

The second project site is located on Morton Street in the Forest Hills neighborhood. The BHA is in the early stages of a community planning process with the intent of creating family housing units. The community process for this project will extend through the Fall of 2002; a proposal will be developed for submission to HUD in 2003.

We do not need to proceed to create public housing on both sites. If the Amory Street project proves infeasible as public housing, we will dedicate more RHF funds to the Morton Street site.

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Note: BHA is planning to bring all of its current daycarespaces under current leases over the next 1 to 2 years. In some cases a lease may trigger HUD disposition requirements, in which case the BHA intend to engage in a disposition process with associated public process to lease the daycare space.

Demolition/Disposition Activity Description
1a. Development name: Infill 1b. Development (project) number: 156(MA06P002056)
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved: 08/09/99
5. Number of units affected: 24
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 04/02, except for 6 units – projected 10/02
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to homeownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>

Demolition/Disposition Activity Description	
1a. Development name: Infill III	
1b. Development (project) number: 159(MA06P002059)	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 08/09/99	
5. Number of units affected: 28	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 04/02, except for 8 units, projected 10/02	
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to homeownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>	

1a. Development name: 75 - 79 Morton Street	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity:	
<i>Note: The BHA is considering redeveloping vacant land at 75 - 79 Morton Street with new affordable housing and retention of some open space. A separate public process will be undertaken for this parcel. The BHA is still determining if this disposition falls under the jurisdiction of the Annual Plan.</i>	

1a. Development name: 37 -39 Dorr St.	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected:	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: TBD b. Projected end date of activity:	
<i>Note: The BHA is considering redeveloping vacant land at 37 -39 Dorr Street with affordable housing along with the Infill properties. A separate public process will be undertaken for this parcel. The BHA is still determining if this disposition falls under the jurisdiction of the Annual Plan.</i>	

Demolition/Disposition Activity Description	
1a. Development name: Evans Street	
1b. Development (project) number: 155 (MA06P002055)	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 08/09/99	
5. Number of units affected: 2	
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/99 b. Projected end date of activity: 04/02	
<i>Note: The BHA received approval for the disposition of these units. BHA issued an RFP and accepted responses from developers to convert the units to home ownership. A complete list of addresses is available as a supporting document in the Planning Department at 52 Chauncy Street and local management offices.</i>	

Demolition/DispositionActivityDescrip tion	
1a.Developmentname:WestConcord	
1b.Development(project)number:636	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>	
4.Dateapplicationplannedforsubmission:6/01	
5.Numberofunitsaffected:74	
6.Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Totaldevelopment	
7.Timelineforactivity: a.Actualorprojectedstartdateofactivity:4//01(RFPissued) b.Projectendeddateofactivity:10/02(Transfertobecompleted)	
<i>NOTE: These properties are not public housing units. They are project -based Section 8 scattered site units being transferred to a local non -profit with continued affordability restrictions pursuant to requirement of original HUD financing.</i>	

Demolition/DispositionActivityDescription	
1a.Developmentname:OrchardPark	
1b.Development(project)number:25	
2.Activitytype:Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3.Applicationstatus(selectone) Approved <input checked="" type="checkbox"/> * HUD approved the Homeownership as part of the HOPE VI grant in 1995.. The disposition application will be specific to boundaries and size. Submitted,pendingapproval <input type="checkbox"/> Plannedapplicatio n <input type="checkbox"/>	
4.Dateapplicationplannedforsubmission:02/01	
5.Numberofunitsaffected:None	
6.Coverageofaction(selectone) <input checked="" type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7.Timelineforactivity:a.Actualorprojectedstartdateofactivity:04/01 b.Projectendeddateofactivity:01/02	
<i>Note: The BHA acquired several vacant lots from the City of Boston as part of the HOPE VI program. The BHA will transfer the sites back to the Department of Neighborhood Development for first time homeownership opportunities consistent with the Hope VI revitalization plan. A complete list of the addresses of these lots is available as a supporting document in the Planning Department at 52 Chauncy Street and each local management office. In addition the BHA through a subsidiary acquired 3 parcels (198 Dudley Street, 43 -45 Winslow Street and 69 -83 Zeigler Street) for inclusion in the</i>	

HOPEVI Program. 69 - 83 Zeigler Street contains an abandoned 1 - story masonry building, the other parcels are vacant. Due to budgetary constraints and site planning issues, BHA has determined to dispose of the properties to leverage private resources for development of the site for a use compatible with adjacent housing. A disposition application is not required for this site, since the properties were never part of an annual contributions contract with HUD.

Demolition/Disposition Activity Description	
1a. Development name: Bickford	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved: 05/24/01	
5. Number of units affected: 64	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 11/01 b. Projected end date of activity: 04/03	
<i>Note: The BHA solicited proposals from non - profits sponsors for a HUD 202 re - development of this property. These selected development team (Jamaica Plain Neighborhood Development Corp.) submitted a 202 application in response to the 2001 SuperNOFA, and funding was awarded.</i>	

Demolition/Disposition Activity Description	
1a. Development name: Amory Street	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved:	
5. Number of units affected: None - vacant parcel	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development	

<input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Undetermined b. Projected end date of activity: Undetermined
<i>Note: The BHA may seek to dispose of a vacant parcel of land for development of a public housing assisted living facility. The public process has commenced and a developer RFP will be issued in early 2002.</i>

Demolition/Disposition Activity Description
1a. Development name: Maverick
1b. Development (project) number: 108
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Applications status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved:
5. Number of units affected: 411
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/02 b. Projected end date of activity: 10/07
<i>Note: As part of Hope VI grant awarded 9/01.</i>

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table on the next page.

Designation of Public Housing Activity Description
1a. Development name: All Elderly/Disabled Program developments (see supplemental table below)
1b. Development number: All Elderly/Disabled Program developments (see supplemental table below)
2. Designation type: <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input checked="" type="checkbox"/> Occupancy by only elderly families and families with disabilities: (In ratio of 70% Elderly, 30% Disabled at each site)
3. Application status (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Designation Plan* <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application *The Plan approved by HUD included alterations to proposed BHAPlan.
4. Date this designation approved, submitted, or planned for submission: 08/27/99
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
11. Number of units affected: 3,548
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (see supplemental table below)
<p>Implementation Strategy : The BHA sent notification letters to all residents, applicants and local tenant organizations regarding the plan and implementation process. On September 1, 2000 the BHA reordered the waitlist and informed all applicants in writing of their new position on the waitlist, provided information about options available under the new plan and allowed applicants an opportunity to change their housing choices if desired. Applicants chose from many of the following options: apply to other developments with lower ratios of disabled to elderly; apply for Section 8 while retaining their position on the public housing waiting list, or use one of their three choices to apply to the family citywide waitlist where a preference for one -bedroom has been extended to disabled applicants.</p> <p>Update to 2002 plan: In accordance with the Designated Housing Plan, BHA revises on an annual basis the developments designated for elderly -preference points. This was completed in June of 2001 at which time all applicants were notified of the changes and provided with options to change their choice of developments.</p>

Designation of Public Housing: Supplemental Table

Development	Address	Units (Occup'd)*	Disabled HH	Elderly HH	Elderly Pref.
Amory Street	125 Amory Street, Jamaica Plain	146	75	71	Y
Annapolis	52 Summer Street, Dorchester	54	15	39	
Ashmont	374 Ashmont Street, Dorchester	52	17	35	Y
Ausonia	185 Fulton Street, Boston	90	28	62	Y
Bellflower	24 Bellflower Street, Dorchester	96	21	75	
Codman Square	784 Washington Street, Dorchester	96	38	58	Y
Davison	101 Davison Street, Hyde Park	46	23	23	Y
Eva White	440 Tremont Street, Boston	99	22	77	
Foley Apartment	199 "H" Street, South Boston	92	22	70	
Frederick Douglass	755 Tremont Street, Roxbury	70	31	39	Y
General Warren	114 Rutherford Street, Charlestown	94	26	68	
Groveland	15 M M Beatty Circle, Mattapan	44	23	21	Y
Hampton House	155 Northampton Street, Roxbury	68	35	33	Y
Hassan	705 River Street, Mattapan	90	43	47	Y
Heritage**	209 Summer Street, East Boston	266	102	164	Y
Holgate	125 Elm Street, Roxbury	80	33	47	Y
JJ Carroll	130 Chestnut Street, Brighton	63	16	47	
JJ Meade	5 Melville Avenue, Dorchester	39	14	25	Y
Lower Mills	2262 Dorchester Avenue, Dorchester	155	61	94	Y
M.L. King Towers	280 MLK Avenue, Roxbury	103	45	58	
Malone	11 Gordon Avenue, Hyde Park	92	34	58	Y
Pasciucco	330 Bowdoin Street, Dorchester	75	33	42	Y
Patricia White	20 Washington Street, Brookline	196	28	168	
Peabody	1875 Dorchester Avenue, Dorchester	91	32	59	Y
Pond Street	29 Pond Street, Jamaica Plain	43	18	25	Y
Rockland	5300 Washington St., W. Roxbury	68	32	36	Y
Roslyn	1 Cliffmont Street, Roslindale	103	31	72	Y
Spring Street	23 Spring Street, West Roxbury	95	24	71	
St. Botolph	70 St. Botolph Street, Boston	125	60	65	Y
Torre Unidad	80 West Dedham, Boston	167	59	108	Y
Walnut Park	Columbus Avenue, Roxbury	135	60	75	Y
Washington Manor	1701 Washington Street, Roxbury	58	34	24	Y
Washington Street	91/95 Washington Street, Brighton	79	24	55	Y
West Ninth Street	195 West Ninth Street, South Boston	82	16	66	

*Excludes units coded as Wheelchair, Modified, Hearing Impaired, Supported Housing, or Congregate use.

**20 family units not included in these counts

Updated 10/10/01

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table provided on the next page.

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- ☐ Assessment underway
- ☐ Assessment results submitted to HUD
- ☐ Assessment results approved by HUD (if marked, proceed to next question)
- ☐ Other (explain below)

3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- ☐ Conversion Plan in development
- ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY)
- ☐ Activities pursuant to HUD - approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

Component 10(B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
16
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
42

c. How many Assessments were conducted for the PHA's covered developments?

16

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

Development Name	Number of Units
N/A	N/A (see explanation)

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution (\$538) and capital (\$238) for a total of \$776 PUM. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to \$1118 PUM. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio, with the exception of Maverick which has recently received a HOPE VI grant award, has reached the stage of obsolescence where it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

Furthermore, the Greater Boston housing market has been challenging for voucher holders to successfully utilize their voucher. The success rate for voucher holders has been less than 75% for the past 12 months. In addition, to convert a development to tenant-based assistance would have a deleterious effect on the availability of affordable housing in the City of Boston by creating even more competition for what scarce affordable housing that does exist. Finally, residents strongly oppose any conversion.

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

This information must be provided as a required attachment to the PHA Plan template.

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11.HomeownershipProgramsAdministeredbytheBHA

[24CFRPart903.79(k)]

A.PublicHousing

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

1. Program Description:

Note: In addition to the program description below, please refer to Attachment U for the Section 8 Homeownership Capacity Statement.

In accordance with recently promulgated regulations by the Secretary of the United States Department of Housing and Urban Development, the Boston Housing Authority will, pursuant to 24 CFR Part M, offer a Housing Choice Voucher Homeownership demonstration program. The Authority will offer families that receive Section 8 Tenant-Based assistance home ownership options. The mission of the Authority is to provide home ownership possibilities, self-sufficiency training and support, and facilitate community growth, while providing parameters which will attempt to minimize defaults which consequently have a negative impact on both the family and the community.

In order to effectively develop and facilitate the option of home ownership, the Leased Housing Department will partner with the City of Boston's Department of Neighborhood Development. DND has an established First Time Home Buyers program. By partnering with our sister agency, the Leased Housing Division will dramatically expedite the implementation of this program. The partnership will strengthen and effectively broaden the impact of home ownership opportunities within the City by providing services, support and expertise in a myriad of areas.

The Leased Housing Department has commenced the process of establishing a set policy for the administration and implementation of this opportunity. This covers target population, applicant eligibility, eligible properties, application process, financial and participatory requirements and the responsibilities of the Authority in the administration with the Housing Choice Voucher Program and home ownership services.

ELIGIBILITY ISSUES

The home ownership option will be offered to families participating in the Housing Choice Voucher Program and the Family Self-Sufficiency Program (FSS). A successful graduate of the FSS Program may also be eligible for home ownership.

APPLICATION PROCESS

Families applying or participating in the Housing Choice Voucher Program will have their eligibility determined by the Leased Housing Department's Section 8 personnel. At the same time, the family will be referred to a HUD approved housing counseling agency, primarily to DND's First Time Home Buyers Program or a similarly qualified agency, for the purpose of learning about the various responsibilities of owning a home. The topics may include, but not be limited to the following: home maintenance, budgeting and money management, credit counseling, financing, home ownership opportunities, fair housing lending and real estate settlement procedures. If necessary, the Authority may offer additional home ownership counseling participants and has discretion to require the family to participate in ongoing counseling.

a. Size of Program

☐ Yes ☒ No: Will the PHA limit the number of families participating in the Section 8 home ownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

To be eligible to participate in the BHA's Section 8 Homeownership Program the family must:

- Must be a Section 8 participant in good standing in the BHA's Section 8 program.
- Must be a Family Self Sufficiency program participant (or graduate) and have remained a participant in good standing with respect to the contractual goals and requirements of the family's FSS Individual Training and Service Plan.
- Meet all eligibility criteria as described in the Section 8 Homeowner Administrative Plan Amendment.
- Attend home ownership counseling prior to purchase and post-purchase as offered by BHA-approved counseling agencies.
- Secure financing through a lender acceptable to the BHA.
- Be able to make the monthly payment of the family's portion of the mortgage payment.

- Sign a release allowing the BHA to exchange information with the lender and the lender with the BHA.
- Provide a down payment of at least three percent (3%) of the purchase price.
- Enter into a "Purchase and Sale Agreement" for a home within 180 days of receiving a homeownership voucher, provided the financing commitment has not expired prior to that date.
- Sign an acknowledgment form that the family becomes obligated for the whole mortgage payment in the event of termination of assistance.
- Agree that the family may not enter into an agreement to sell or refinance the home unless the BHA has first approved the sale or the refinance.
- Sign an acknowledgment form that the family will continue to comply with the appropriate provisions of the HUD Section 8 Rental Assistance regulations, family obligations and the BHA's Section 8 rental assistance and homeownership administrative plans.
- Agree to maintain the condition of the home so as to comply with HUD Housing Quality Standards (HQS) (although the BHA will not inspect the home annually for HQS compliance).

12.BHACommunityServiceandSelf -sufficiencyPrograms

[24CFRPart903.79(l)]

ExemptionsfromComponent12:HighperformingandsmallPHAsarenotrequiredtocompletethiscomponent.
Section8 -OnlyPHAsarenotrequiredtocompletesub-componentC.

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed?

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☐ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☒ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1)General

a. Self-Sufficiency Policies

Which if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social Self-Sufficiency Programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Public Housing Drug Elimination Program	9,980	Open to all applicants	Development Office	Public Housing
Economic Development and Social Services Program	800	Specific criteria	Development Office	Public Housing and Section 8
Resident Initiatives Grant Program	4,019	Open to all applicants	PHA Main Office/ Specific Development Offices	Public Housing
Elderly and Disabled Resident Services Program	3,500	Open to all applicants	Development Office	Public Housing
Supportive Housing Services Program	82	Waiting list	Justice Resource Institute (14) Vinfen (18) Latino Health Institute (12) Elders Living at Home (12) Friends of Shattuck (18) Ethos (8)	Public Housing
Community Entrepreneur Program (ROSS-funded)	40	Specific criteria	Development Office	Public Housing and Section 8
Hope VI Resident Services Program	712	Recruited onsite; waitlist if necessary	Mission Main Services Director, Orchard Park Project Director	Public Housing
Regional Opportunity Counseling Program	5,000	Specific criteria	PHA Main Office	Section 8
Vacancy Consolidation Counseling Program	456	Specific criteria	PHA Main Office	Section 8
Moving to Opportunity Counseling Program	286	Specific criteria	PHA Main Office	Section 8
Skinner Litigation**	400	Specific criteria	PHA Main Office	Section 8
Welfare-to-Work	300	Specific criteria	PHA Main Office	Section 8
Family Self-Sufficiency Program	250	Open to all applicants	PHA Main Office	Section 8
Resident Employment Program	67	Specific criteria	PHA Main Office Development Offices	Public Housing

**pending litigation; may change budget and duties of the group

Note: Detailed program descriptions are included in Operation and Management: Section 5.B

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of April 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	N/A	N/A
Section 8	142	235

(As of 10/1/01)

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Note: See Attachment Q for a summary of the BHA's strategy for Implementation of Public Housing Resident Community Service Requirements.

13.BHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ Incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☒ Incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower -level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☒ Other: Incidence of civil rights violations and obligations under the consent decree.

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☒ Other: Regular consultation with Tenant Task Forces

3. Which developments are most affected?
Family developments

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

- ☒ Contracting with outside and/or resident organizations for the provision of crime -and/or drug-prevention activities
- ☒ Crime Prevention through Environmental Design
- ☒ Activities targeted to at -risky youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☒ Other:
 - 1. Installation of various electronic equipment including surveillance equipment
 - 2. Regular Crime Prevention Education
 - 3. Institution of new key security systems
 - 4. Enhanced lease enforcement activity
 - 5. Employment of nationally -accredited police force
 - 6. Expanded training program and new uniforms for Safety Officers
 - 7. Expanded bicycle patrol

2. Which developments are most affected? All developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)*
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents
- ☒ Agreement between PHA and local law enforcement agency for provision of above -baseline law enforcement services
- ☒ Other activities: Multi -law enforcement task forces geared to addressing civil rights violations in two areas -Charlestown and South Boston (police, district attorney, attorney general, HUD Inspector General)

*In the new Admissions and Continued Occupancy Policy (ACOP), the BHA has included a proposed Occupancy by Police Officers policy. This document includes the terms of tenancy for police officers and the maximum number of apartments the BHA will offer per development. Placement will depend upon the number of officers interested in participating in the program and the particular security needs identified by the BHA at the time.

2. Which developments are most affected? All developments

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY2002 in this PHA Plan?

☒ Yes ☐ No: This PHDEP Plan is an Attachment. (See Table of Contents for Filename)

14. Pet Policy

[24CFR Part 903.79(n)]

Pet Policy and Rules

For Family, State and Federal Developments

Please Note: The Elderly/Disabled Housing Program Pet Policy is already in effect and differs in some respects from the family pet policy.

INTRODUCTION

This policy establishes the rules and conditions under which a pet may be kept in Boston Housing Authority ("BHA") family developments. The primary purpose of these rules is to establish reasonable requirements for the keeping of common household pets in order to provide a decent, safe and sanitary environment for existing and prospective tenants, BHA employees and the public, and to preserve the physical condition of BHA property.

Under 24CFR § 960.705, this policy does not apply to Assistive Animals that reside in public housing or that visit Boston Housing Authority properties. It does not limit or impair the rights of persons with disabilities, or affect any authority the Boston Housing Authority has under other legal provisions to regulate animals that assist persons with disabilities.

Individual developments may designate selected common areas as no-pet areas, provided that the rules governing these areas are reasonable and do not conflict with any Federal, State or local law or regulation governing the owning and keeping of pets in dwelling accommodations (apartments), and the essential terms of this policy.

Violations of this policy shall be considered a violation of a material term of the lease. The development manager may require the removal of a pet upon violation of these rules, or may commence eviction procedures. The appeal procedures that apply to other eviction actions, including the right to a grievance hearing, shall apply to violations of these rules.

Any animal found in BHA-owned or managed outdoor or common areas without a proper license, tags and restraints shall be reported to the City of Boston Animal Control Unit or other applicable authority for its removal.

DEFINITIONS

Pet – a domesticated animal of a species that is commonly kept as a household pet in the community. A cat, dog, or canary is an example of a domesticated animal that is commonly kept as a household pet. A monkey, snake or spider is an example of an animal that is not commonly kept as a household pet in the community.

Assistive Animal – an animal which provides assistance, service, or support to a person with disabilities and which is needed as a reasonable accommodation to such individual with disabilities (for example, a dog guiding an individual with impaired vision or alerting an individual with impaired hearing). An Assistive Animal shall be counted in the number of pets kept in a household.

TYPES AND NUMBER OF PETS ALLOWED

1. A maximum of two pets: a cat or a dog, and either a caged bird or birds, or a fish tank not to exceed 20 -gallons will be allowed in studio, one - and two -bedroom apartments. However, in place of the fish tank or the bird cage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets or gerbils may be kept. A maximum of three pets: a cat or a dog, a caged bird or birds, and a maximum 20 -gallon fish tank will be allowed in apartments of three bedrooms or more. Again, in place of the fish tank or the bird cage an animal cage of equivalent size housing a reasonable number of hamsters, guinea pigs, ferrets or gerbils may be kept. A reasonable number of fish or other animals appropriately kept in an aquarium (such as a frog or iguana) will be permitted in a maximum 20 -gallon fish tank. A reasonable number shall be the number of animals or fish that may be kept in a similarly sized cage or tank as recommended by a veterinarian.

Tenants who own more than the number of pets permitted at the time this policy is implemented may keep those pets as long as they were kept in compliance with a preexisting pet policy for their development. This exception applies only to the currently owned pets; therefore when one currently -owned pet leaves the household, the resident may not replace the pet but must comply with the new policy.

2. Only domesticated, common household pets will be allowed. Pets of vicious or aggressive disposition deemed by management to be potentially harmful to the health and safety of others are prohibited.
3. Livestock, poisonous reptiles, amphibians or fish, rodent except for hamsters, guinea pigs or gerbils, snakes, birds of prey, insects, and arachnid sare strictly prohibited. Also prohibited are Doberman Pinschers, Pit Bulls, Rotweillers and any mixed breed dog with identifiable characteristics specific to one of these breeds. Currently owned pets of these breeds or types will not be permitted to stay.

No pet will be permitted which is expected to exceed 50 pounds in weight at maturity. All dogs and cats over the age of 6 months must be spayed or neutered unless the resident provides a certification from a licensed veterinarian that such procedure would jeopardize the medical well-being of the pet.

PET OWNERSHIP RULES

1. A tenant who desires to acquire a new pet, keep an existing pet or add any new pet in a manner consistent with these rules must apply in writing at the development management office on the appropriate form provided by the BHA. The forms shall be available at the management office. The tenant shall provide with the application: (a) an identifying description of the pet accompanied by a photograph if the pet is a dog, (b) certificates of spaying or neutering of dogs and cats and the inoculations required by law, (c) in the case of a dog, a copy of the current license required by law, (d) the name and phone number of a contact person who can be called upon to care for the pet in an emergency, and (e) a non-refundable pet ownership fee of twenty-five dollars (\$25) in the form of a money order or bank check made payable to the Boston Housing Authority.

A tenant who wishes to keep a currently owned pet must provide the information listed above if he or she was not previously required to do so. No pet ownership fee will be required of residents who are registering currently owned pets that were in compliance with any development pet policy.

2. The tenant shall be responsible for proper care, including but not limited to flea control, yearly inoculations (certifications of which must be presented to the manager), and compliance with all applicable state and federal statutes, City ordinances, and all Authority rules and regulations.
3. The tenant shall keep the apartment and surrounding areas free of pet odors, insect infestation, waste and litter and maintain the apartment in sanitary condition at all times.
4. The tenant shall be responsible to clean up after their pet anywhere on BHA property including carrying a "pooper scooper" and disposable plastic bag any time the pet is outside the apartment. Pet waste shall be bagged and disposed of in appropriate trash receptacles. Pet waste or pet litter shall not be deposited in the toilet.
5. The tenant shall keep his/her pet inside the apartment at all times except for transportation on and off BHA property and daily walks for dogs. When outside the apartment, dogs must be controlled on a leash. Other pets shall be in suitable portable cages when outside the apartment. No animal shall be tied or chained outside the apartment.
6. Dogs and cats shall wear a collar with a tag identifying the pet and its owner, with name, address and telephone number. This tag shall be required in addition to license, rabies vaccination and any other tag required by law.
7. The tenant shall pay promptly, upon receipt of a bill, for the cost of all materials and/or labor for repair of any damage caused by their pet.

8. The tenant shall be responsible for any pet-related infestation and shall pay promptly, upon receipt of the bill, for all materials and/or labor used for necessary extermination.
9. No pet is to remain unattended, without proper care, for more than 24 hours. The tenant shall designate one or more persons as an emergency contact that can tend to the pet if the tenant is unable to do so. In instances where a pet appears to have been abandoned for more than 24 hours, and an emergency contact cannot be located, the Management shall report the matter to the Massachusetts Society for the Prevention of Cruelty to Animals or other applicable authority for its removal. If necessary, Management will enter the apartment, as in an emergency, to rescue the animal.
10. The tenant shall be responsible for insuring that their rights of other tenants to peace and quiet enjoyment, health, and/or safety are not infringed upon or diminished by his/her pet's noise, odors, wastes, or other nuisance.
11. The tenant shall be responsible for disposing of pet remains in accordance with Federal, State, and local laws, rules and regulations.
12. The tenant shall allow the BHA to inspect their unit as required to ensure compliance with these rules.
13. A copy of these rules shall be given to every resident who registers a pet and additional copies will be available at the management office at each development.
14. The development managers shall be responsible for maintaining records required by this policy including all pertinent pet-related information and documents supplied by tenants, periodic unit inspections, investigation of complaints regarding pets, billing for damages caused by pets and scheduling of repairs required because of pet action.
15. All complaints by other tenants or BHA personnel regarding pets shall be referred to the development manager.
16. These rules may be amended from time to time by the BHA pursuant to BHA policy and in compliance with all relevant statutes and regulations.
17. Residents are prohibited from feeding or harboring stray animals. Feeding or harboring a stray animal shall constitute keeping an animal without approval of the BHA.
18. Residents shall not alter their apartment, patio or other area on BHA property to create an enclosure for a pet.
19. Residents are entitled to request a grievance hearing pursuant to the BHA Grievance Procedure with regard to any dispute they may have with the BHA arising under this

policy. Applicants are entitled to request review if they disagree with a BHA decision under this policy pursuant to the procedures of the BHA Applicant Review Procedure.

DETERMINATION OF NO -PET ZONES

Individual developments may establish reasonable no -pet zones in areas such as playgrounds or other common areas with the approval of the Manager, local tenant task force, and Regional Manager. BHA shall post such areas as no -pet zones.

LEASE ENFORCEMENT AND EVICTION POLICY FOR UNAUTHORIZED PETS OR OTHER VIOLATIONS OF THIS POLICY

1. All lease enforcement and/or eviction action taken as a result of this policy shall comply with the BHA's Lease and Grievance Procedures.
2. All violations of this pet policy shall be dealt with as a material violation of the lease and appropriate lease enforcement actions up to and including evictions shall be taken. In addition if the housing authority, through the development manager, determine s that the presence of a pet constitutes a risk of damage to BHA property or creates a threat to the health and safety of any member of the public housing community, including residents, household members, guests and/or employees, BHA may require the removal of the resident's pet upon 48 hours written notice. Failure to comply with this notice shall be deemed a violation of the resident's lease obligations. Any violations shall give rise to all appropriate remedies under the lease, including eviction proceedings. In the case of a vicious dog, the housing authority may make a complaint to the City of Boston, Dog Control Unit.
3. After an unauthorized pet has been seen, a letter of violation will be given to the resident. This letter shall state that a resident must remove the pet within seven (7) days or eviction proceedings will commence. Seven days after this letter is given to the resident, the manager will inspect the apartment and verify whether or not the pet is gone.
4. If the resident still has the pet or has not otherwise responded to the 7 -day letter, the resident will be served with notice of a private conference. If the resident fails to respond to the private conference, a 30 -day notice to quit will be issued. If the resident responds, at the conference the resident must agree to correct the lease violation, provide alternative evidence and/or explanation that the violation has not taken place, already have corrected the problem or follow the procedures in this policy to apply to have a pet. The managers shall follow up to verify that the resident has removed the pet or otherwise complied with this policy. Should the resident refuse to comply or if he has been a repeat offender of the Pet Policy, the manager will proceed with the eviction.
5. An applicant who rejects an offer of housing because of a refusal to comply with the pet policy will not be allowed to apply for a "good cause" exception. All applicants are subject to the pet policy and may not move in with a pet that is not in compliance with that policy.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliancewiththe
PHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFR Part 903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? 1 (one)
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17.BHA Asset Management

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☒ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other:

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? (The BHA received comments from the RAB as well as the general resident and advocate community.)

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☒ Attached (Filename): ma002m07

☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments but determined that no changes were necessary.

☒ The PHA changed portions of the PHA Plan in response to comments

List changes below:

The Resident Advisory Board contributed to the development of this Plan in numerous ways. Throughout the year, the BHA and the RAB met regularly to review and discuss each component of the Plan as well as attached and supporting documentation. The RAB made a number of suggestions resulting in changes to the template. The RAB has also requested further information/discussion in a number of areas related to the Plan that the BHA has agreed to provide, including: the capital planning process, changes to the Section 8 Administration Plan, developing a table of flat rents, and providing information on occupancy and unit turnaround to the RAB. For a complete list of the extensive comments received from the Resident Advisory Board and the general public, please see the table of contents for the attached file.

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided in section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

☐ Candidates were nominated by resident and assisted family organizations

☐ Candidates could be nominated by any adult recipient of PHA assistance

- ☐ Self-nomination: Candidates registered with the PHA/requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant assistance) -based
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Boston, MA

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of need off families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Preservation of Existing Public Housing and Privately -Owned Assisted Housing Stock: One of the City's top priorities for the next four years is to ensure the preservation of the existing stock of public housing and HUD & MFHA -assisted privately-owned rental housing stock which is currently at -risk due to the expiration of project -based Section 8 contracts or expiring use restrictions. **The entire reversion of the BHA is dedicated to this goal. Through the CFP Plan and a new and enhanced preventive maintenance policy the BHA intend to preserve the existing public housing stock. In addition, through the disposition of the BHA's only expiring use property, West Concord, to a non -profit housing provider we will retain the long -term affordability of this property and secure the future of the existing residents.**
 - Rental Assistance: The City will continue to work with owners, tenants and affordable housing advocacy groups to educate HUD, members of Congress, the

Mass. Housing and Community Development Department and members of the State legislature about the need for additional funding to ensure the renewal of all existing tenant-based Section 8/Mass Rental Voucher Program certificates & vouchers and to fund new incremental vouchers. The City will also encourage the BHA to conduct a Random Digit Dialing Survey and strongly support the BHA's request that HUD increase its proposed FY2000 FMRs to more adequately reflect actual market rents. The City will strongly encourage the Boston Housing Authority and the Metro Boston Housing Partnership to apply for any additional Section 8 or Mass Rental Voucher Program funding that may become available for use in Boston. **In support of the City's goals, the BHA is committed to applying for any additional Section 8 or Mass Rental Voucher Program funding that may become available.**

- **Housing Counseling** : Another key element of the City's strategy for addressing the housing needs of lower-income renters, especially those having a severe housing cost burden is housing counseling services. Housing counseling service attempts to match the needs of lower-income households with appropriate affordable housing opportunities. **The BHA will further this goal through continued operation of the Regional Opportunity Counseling Program which provides housing counseling services to Section 8 certificate and voucher holders. In addition, the Welfare-to-Work program will offer job, transportation and housing counseling services to assist participants in securing housing located near employment opportunities thereby increasing the likelihood of successfully transitioning from welfare to meaningful permanent employment. Finally, the BHA has applied for \$1,000,000 under HUD's Housing Search Assistance Program, for its Section 8 voucher holders.**
- **Expand Homeownership Opportunities** : One of the most effective ways of providing long-term affordable housing for renters is to make homeownership an affordable and attractive option for current renters. Homeownership is empowering and helps to stabilize and strengthen the fabric of city neighborhoods. Expanding homeownership opportunities is one of the top priorities of HUD Secretary Andrew Cuomo and Boston Mayor Thomas Menino. **The BHA will implement a Section 8 Homeownership Program as described herein on 12/1/01. This program will allow an eligible FSS family who is an applicant or participant in the Section 8 Program to purchase a home and use the rental assistance (subsidy) to meet the monthly homeownership expenses.**
- **Homelessness**: Permanent housing and permanent supportive housing targeting individuals and families who have been [formerly homeless and] assessed as ready for independent living. **The BHA is among the leading providers of permanent housing to formerly homeless families and individuals in the City. The BHA admissions policy in both the public housing and Section 8 programs assigns a priority to homeless applicants, including persons living in shelters or in housing not meant for human habitation. In addition, the BHA Elderly/Disabled Program has partnered with two non-profit service providers, Elders Living at Home and Friends of the Shattuck Shelter, to offer 30 units of supportive housing programs for the formerly homeless at three Elderly/Disabled sites. The**

Section 8 Program administers the Mainstream Housing Program, which provides 200 Section 8 subsidies to homeless, disabled individuals and the Designated Housing Program. The BHA also plans to create long-term affordable housing by committing 400 Section 8 subsidies to project-based assistance.

- **HIV/AIDS**: Addressing the priority housing and supportive housing needs of persons with HIV/AIDS is a high priority for the City of Boston. **The BHA Elderly/Disabled Program** has partnered with three non-profit providers, Vinfen, Justice Resource Institute and Latino Health Institute, who serve persons with AIDS or HIV to provide 39 units of supportive housing at three Elderly/Disabled sites. In addition, through the Moderate Rehabilitation Program and the Project Based Certificate program, the Leased Housing Division administers 26 single room occupancy (SROs) sites for persons with disabilities, including 2 sites for persons living with HIV/AIDS, throughout the city. The Leased Housing Division also administers 20 subsidies for persons with AIDS via the Massachusetts Rental Voucher Program.
- **Frail Elderly**: There is a moderate and growing need for additional supportive services and/or access to assisted living facilities for frail elderly persons. Many of these persons will not be able to continue to live independently without some additional assistance with daily living activities. The city will strongly support requests to HUD under the Section 202 program for new supportive housing for elderly and frail elderly persons and for service coordinators under existing Section 202 projects. The BHA Elderly/Disabled Resident Services Program provides resident service coordinators at every Elderly/Disabled development to coordinate supportive services. These services are instrumental in enabling elderly residents to live independently for longer. The BHA has also partnered with non-profit service provider, ETHOS, to provide 8 units of supportive housing at one Elderly/Disabled site. In addition, the BHA continues to pursue opportunities to convert an existing Elderly facility to an assisted living model. The Elderly/Disabled Housing Program is currently researching funding sources and preparing to seek proposals to establish an Assisted Living Program for the frail elderly who can no longer live independently but do not require the services of a nursing home. It would be a natural extension of the housing services that we currently supply, affording an opportunity for our residents to age in place.
- **Physically Disabled**: As evidenced in the inventory of BHA, HUD, & MHFA housing, there are a substantial number of accessible units for physically disabled persons. Comprehensive modernization of six developments as well as improvements at three additional developments have increased the supply of accessible units to address the demands of the current city-wide BHA waiting list. In addition, program spaces and management offices at many of the developments have been made accessible with compliant entries, lobbies, counters, restrooms, etc. Site pathways, including parking spaces, curbs cuts, ramps and signage, have been improved to meet current UFAS and state code requirements for the mobility-impaired and other persons with disability.

Current capital construction projects continue to adhere to both federal and state code requirements for handicap accessibility. A 504 compliance study was begun in December 2000 and is expected to be completed by December 2001. The study will assist the BHA in determining the number of accessible units, the programmatic needs of residents and applicants, and locations of program spaces and management offices that need to be brought into compliance with UFAS and state code requirements for the mobility impaired and other persons with disabilities. The study will also assist the BHA in determining how limited funds can best be spent to ensure accessibility. The BHA has been working to accommodate residents and applicants by installing required features such as grab bars, door handles, and handheld showers in apartments as needed. Current capital construction projects continue to adhere to both federal and state code requirements for handicap accessibility.

As noted earlier, the Leased Housing Division administers 200 Section 8 subsidies for homeless individuals with disabilities via the Mainstream Housing Program. The BHA also administers 143 single room occupancy units under the Section 8 Moderate Rehabilitation Program (in addition to the 49 SROs designated for persons with AIDS) and approximately 20 state funded vouchers for persons with disabilities. The BHA also administers up to 200 Section 8 vouchers under a Designated Housing Program for persons with disabilities.

- Non-Housing Community Development : Another priority non-housing community development activity is the provision of a wider range of much needed human service programming, including child care, senior services, youth programs, and adult literacy. Through the Community Services Department and the Elderly/Disabled Resident Services Program, the BHA offers a broad range of services for youth, adults and families and seniors.
- Anti-Crime Programs : Boston has been recognized nationally for its success at reducing violent crime. One of the keys to Boston's success has been stepped-up community policing. The City's Police Department has also undertaken a series of aggressive anti-drug sweeps at the City's most troubled public housing projects... The City also encourages and supports efforts of the Boston Housing Authority and resident groups to obtain funding for anti-drug activities at public housing developments under HUD's Public Housing Drug Elimination program. The BHA, through the efforts of its nationally accredited Public Safety Department and with the services of the thirty municipal police officers assigned to BHA patrol, works closely with BPD to provide above baseline services utilizing the community-policing model. The BHA is committed to continuing to pursue funding opportunities for this program given the elimination of HUD's PHDEP program.
- Lead-based paint Hazards : The City of Boston recognizes the importance of controlling lead paint hazards in housing as a key element in a comprehensive strategy to prevent the tragedy of childhood lead poisoning. Through the lead abatement program, the BHA continues to dedicate resources to making public housing

units safe. In addition, as part of the Healthy Homes Initiative, the BHA is in Year 1 of a three -year study of the impact of housing quality upon asthma incidence and prevalence among residents.

- **Anti-Poverty Strategy** : The City of Boston is committed to reducing the number of families living in poverty and to reducing the concentration of poverty. However, many of the factors which impact the number of poverty level households beyond the City's control, including factors such as regional economic trends, the exodus of traditional higher wage manufacturing industries to Third World countries, the growth of low -wage service industries and the influx of low -skilled immigrants. Nonetheless, the city has initiated and supported a number of initiatives and programs designed to reduce or assist in reducing the number of poverty level families and reducing the concentration of poverty. **A critical part of the BHA's mission is to "create living environments which serve as catalysts for the transformation from dependency to economic self -sufficiency."** Within the Public Housing Program, the Community Services Department provides several self -sufficiency programs funded through the Economic Development and Support Services Program. The Section 8 program also administers a family self -sufficiency program. In addition, the BHA has recently implemented discretionary rent policies to encourage self -sufficiency.

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- **Regional Mobility Programs** : A statement that "the City has supported the Boston Housing Authority's participation in HUD's Moving to Opportunity Program and other related initiatives designed to enable poor persons living in areas with a concentration of poverty to obtain housing and access to employment opportunities in areas with a low concentration of poverty."
- **CGP-funded Resident Initiatives** : A statement acknowledging that "the Boston Housing Authority... will continue to fund the Resident Initiatives Grant Program which currently funds resident task forces at eight developments and will provide six additional contracts to local tenant organizations at federally assisted family public housing developments. The BHA also funds resident self -sufficiency through social service coordination and outreach for elderly and disabled residents. In addition, the BHA funds local service coordinators for adolescents at risk of gang involvement, drug abuse, and teenage pregnancy."
- **CDBG Human Services** : The City's Office of Jobs and Community Services provides support to public housing resident groups for various social service programs through its CDBG -funded human service programs, including the Archdale Community Center, the Cathedral Tenants group, the Maverick Tenants Organization, and Commonwealth Tenants.
- **Drug Elimination Program** : The Boston Housing Authority is planning to continue to pursue funding opportunities for this program given the elimination of HUD's

PHDEP program. The City strongly supports the BHA's efforts and considers continuation of the BHA's program an integral part of the City's comprehensive strategy for stabilizing Boston's neighborhoods.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of “Substantial Deviation” and “Significant Amendment or Modification”:

In the Final Rule issued on 12/14/99, HUD provides that, while PHAs may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements. The statute also requires that PHAs define “significant amendment or modification” of the Annual Plan and “substantial deviation” from the 5 -Year Plan themselves, by stating the basic criteria for such definitions in an annual plan that has met full public process requirements, including Resident Advisory Board review. Until the PHA has met the requirements, HUD will consider the following actions to be significant amendments or modifications:

- Significant Changes to rent or admissions policies or organization of the waiting list;
- Addition of non -emergency work items (items not included in the current Annual Statement or 5 -Year Action Plan) over \$1 million or 10% of total CFP, whichever is less or change in use of replacement reserve funds under the Capital Fund;
- Addition of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plan.

Boston Housing Authority DECONCENTRATION POLICY

Revised September 20, 2001

In accordance with Congressional mandate in the Quality Housing and Work Responsibility Act of 1998, the Boston Housing Authority has adopted the required policy to provide for deconcentration of poverty in all family (general occupancy) developments. The policy is located in the Admissions and Continued Occupancy Policy which stands as an attachment to this Agency Plan.

Annually, as required for the Annual Plan submission, the BHA will determine the average household income of families residing in each family development. Higher income developments will be defined as those where the average family income is over 115% of the average family income program -wide. Lower income developments will be defined as those where the average family income is under 85% of the average family income program -wide. Due to the HUD clarification on deconcentration, the BHA will not be moving lower income families into higher income developments that are below 30% of the area median income as that would not result in income deconcentration as contemplated by the statute.

Based upon this analysis, the BHA will review any discrepancies and the factors that might have contributed to the discrepancies and how those factors might be mitigated within the next Annual Plan period. Our policy requires that if we are unable to justify the discrepancy that we will engage in one or more of the following strategies.

- Establish an income Preference in order to reach Applicant Households with lower or higher incomes as appropriate.
- Initiate affirmative marketing strategies to all eligible income groups.
- Provide additional applicant consultation and information.
- Provide additional supportive services and amenities.
- Provide rent incentives authorized by Quality Housing and Work Responsibility Act of 1998 ("QHWRA").
- Targeting investment and capital improvements towards a development(s) below 85% of the Authority-wide average income.

It is important to note that until the BHA is authorized to operate site -based waiting lists such strategies will have very limited impact.

The Boston Housing Authority will accomplish the deconcentration goal in a uniform and non-discriminatory manner. We will affirmatively market our housing to all eligible income groups. Lower income households will not be steered toward lower income developments and higher income households will not be steered toward higher income developments.

Note: Revisions to the Admissions and Continued Occupancy Policy require approval from HUD.

Boston Housing Authority

IMPLEMENTATION OF PUBLIC HOUSING COMMUNITY SERVICE REQUIREMENTS

In compliance with the Quality Housing and Work Responsibility Act of 1998, the Boston Housing Authority has developed a policy to implement the resident community service requirement. **Please note, the following policy pertains only to residents of HOPE VI sites.** This policy describes the way the BHA will implement the community service requirement and includes the following provisions:

- Definition of community service and economic self-sufficiency
- How residents will be notified
- Definition of exemptions from participation
- How the exemptions will be verified, both at the beginning of the program and as an ongoing part of program administration
- How compliance will be determined
- How non-compliance will be treated
- BHA's cooperation with other organizations.

BHA's residential lease has been modified to include the community service requirement and a community service policy has been approved as part of the 2001 Annual BHA Plan. All residents will be sent a _____ information sheet advising them of the community service requirement. This sheet will provide a description of the requirement, qualifying activities, the exemptions and how the exemptions will be verified.

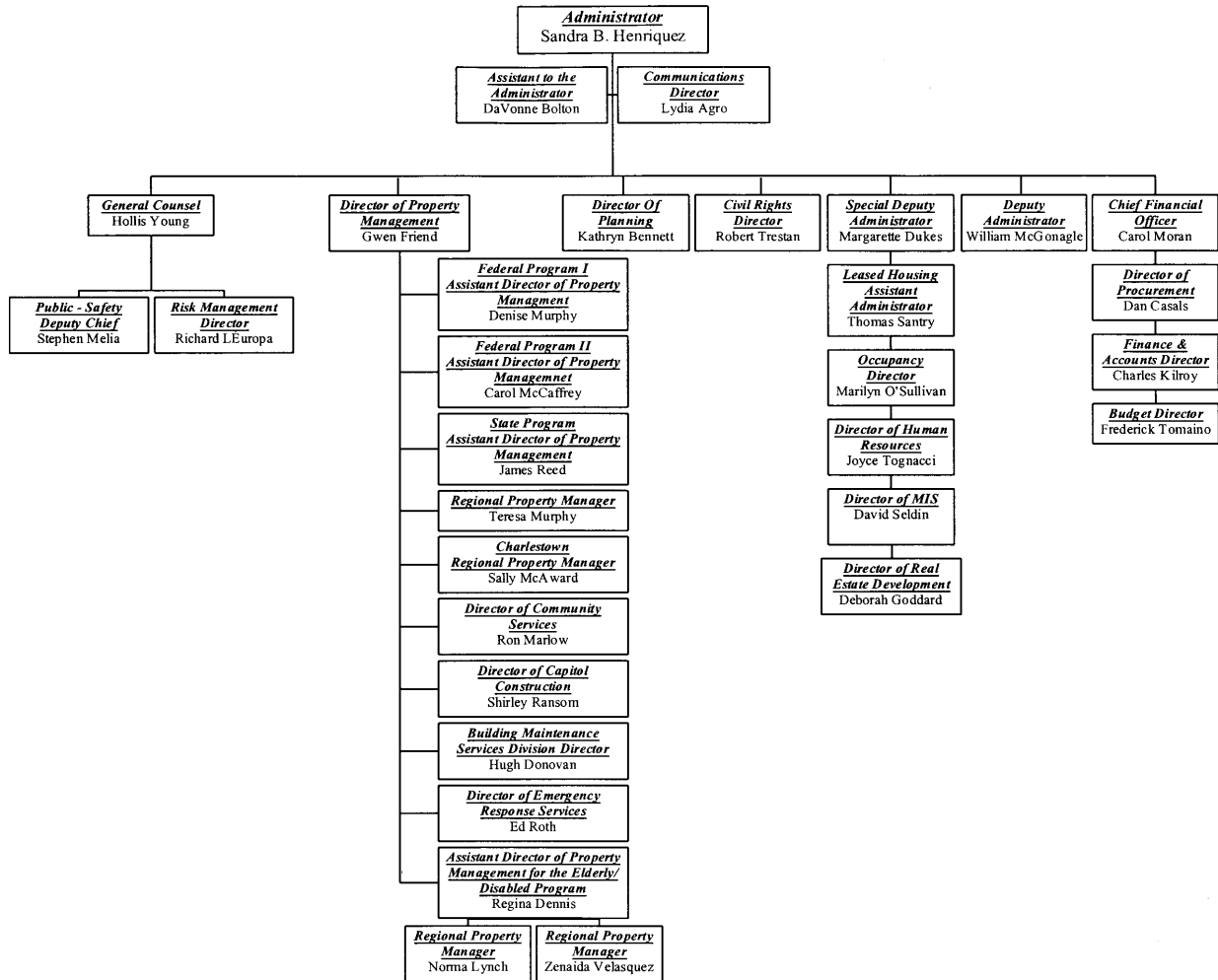
Residents will become subject to the requirement at the time of their first annual recertification and lease renewal after final adoption of the policy. Another notification describing the requirement will be sent at least ninety days before this annual recertification, so that residents will be reminded of the requirement and informed what documentation may be used to establish an exemption.

Each year at the time of their annual recertification resident compliance with the community service requirement will be determined and exemption status will be re-verified. Residents will be notified of this at least 90 days before the recertification date and required documentation will be specified in the notice. If a resident does not complete community service as required he or she will have one additional _____ day to make up the required service. If the non-compliant resident does not do so or leave the unit, lease termination proceedings will commence.

BHA intends to implement the policy using the range of alternatives described in the regulations. The authority _____ ty will directly administer some activities and make others available through contractors or partners.

The policy includes a description of qualifying work and self-sufficiency activities. These activities include: unsubsidized employment, subsidized private or public sector employment, on-the-job training, job search and job readiness assistance, vocational educational training, job skills training, education directly related to employment, attendance at a secondary school or GED program or provision of _____ child care services to an individual participating in a community service program.

Boston Housing Authority Organizational Chart



Boston Housing Authority

RASSURVEYRESPONSE

Please note: There has not been a new RASS survey by HUD. This section updates the plan created based on the RASS survey completed early in the year 2000.

The BHA met the threshold for residents satisfaction in two areas – Maintenance (88.2%) and Services (85.1%) but did not meet it for Communications (71.8%), Neighborhood Appearance (67.3%) or Safety (66.0%). In accordance with HUD regulation, Improvement Plans are required for each area that did not meet the residents satisfaction threshold of 75%. The survey of residents satisfaction, was performed by HUD, was based on surveys returned by 101 households. This document is in response to the requirement of an improvement plan and is based on HUD recommendations for improving residents satisfaction, or perception of satisfaction, as detailed on the HUD REAC webpages.

It is important to note that we have no basis of comparison for these scores against other housing authorities or against other landlords within Boston as a whole. HUD has set the threshold for creating improvement plans at the 75% satisfaction level.

COMMUNICATION

Overall satisfaction scores ranged from a low of 68.2% on two questions, to a high of 75.9% on another. A total of six questions were asked:

Do you think management provides you information about:

Maintenance and repair?	72.9%
The Rules of your lease?	75.9%
Meetings and events	68.2%

Do you think management is:

Responsive to your questions and concerns?	68.2%
Courteous and professional with you?	75.6%
Supportive of your resident/tenant organization?	70.9%

HUD recommends that in order to improve communication, PHAs take a number of steps. Because we do all of the items that HUD recommends, we believe that the improvements needed may be more in the way of style than quantity – we communicate early and often with our residents. We have noted below HUD's suggestions and our responses to each:

- ▶ Meet with tenant organizations, RAB, and/or individual tenants to obtain their concerns about communication.
- The BHA meets regularly with RAB and resident organizations and a major subject has been how we communicate with residents. As a result, we have been more careful to use translators and to translate written material into as many languages as practical and as needed for various topics. We also work now with the RAB on actual development of flyers and other informational tools for residents and obtain their input prior to actual publication of certain items.
- ▶ Train PHA staff to effectively and politely communicate with residents
- This has been the subject of training and based on the scores above, are doing fairly well. The issue of "Customer Service" is regularly reiterated by upper management and by managers to their staffs. II.
- ▶ Ensure there are adequate internal PHA communications
- Over the past year the BHA has developed two new internal publications: A weekly bulletin which is e-mailed to all staff who have computers (and from there printed out and distributed to staff who do not have computers) and a bi-monthly 8 page newsletter which is distributed with payroll to all staff and is left in management offices for residents to pickup.
- ▶ Make sure that there are written policies and procedures, that residents have copies of them and that they have input and are in agreement with them.
- The BHA has extensive tenant participation processes which involve the RAB, local tenant councils at all developments, as well as notification to all residents whenever a new policy is under consideration. While this does not insure that all tenants will agree with all policies, as a general matter Tenant Councils are well informed. We have also developed an extensive Bulletin Board procedure to insure that policies are immediately available to managers, who can copy them out for residents, on a regular basis.
- ▶ Have frequent resident meetings, inviting the resident to help set your agenda.
- The BHA manages multiple developments and the success of community meetings at the various developments varies tremendously on a site by site basis. However, almost all community meetings are jointly sponsored by the Tenant Council and the manager, with the agenda set up jointly. In addition, managers meet regularly – usually on a monthly basis and more frequently as needed – with the elected Tenant Councils. Where this is not working well, managers are working to establish better communications.

- ▶ Try to communicate with residents in their spoken language, if they do not understand English.
 - Translation into Spanish, and other languages as needed, is a regular component of public meetings. In addition, as noted above, we translate important documents into as many other languages as needed. For instance, the lease is available in six languages (posted on the network and available to all managers). We will continue with this policy, adding new languages as needed to address various immigrant groups.
- ▶ Identify an effective method of communicating with residents such as flyers sent with rent bill, flyers/letters placed in all mailboxes or a community bulletin board.
 - We use all of these methods and more to communicate. We may slip flyers under doors in an emergency or for other reasons, we post notice in hallways, rent bills are always used as a means of transmitting information, we sometimes do special mailings, and we are currently developing an internet site. In fact, we are concerned that we send too many notices, especially as we implement the myriad of new requirements from HUD. We have sent notices with rent bills in just about every rent bill sent this year, and for several in 1999. Part of the problem, we believe, is that there are so many notices going out that tenants are confused.
- ▶ Assist and encourage residents to be part of the solution, to join or develop committees/organizations that can help improve the community.
 - This is a regular facet of our tenant participation policy.
- ▶ Notify residents of improvements being made to the development. The possibility of positive change can be an incentive for residents to be involved in their development and maintain their own unit better.
 - Tenant councils are actively involved in planning all capital and other improvements. Residents are generally notified as plans become firmer and are approaching the startup of construction.
- ▶ In addition to these HUD suggestions, the BHA will continue to:
 - Conduct thorough orientations with new residents;
 - Use development -based newsletters as much as possible;
 - Continue its work of supporting and assisting the development of active and stable tenant organizations at all developments.

Update: All of the work noted above has continued. In addition, over the past nine months the Administrator has met with all Family LTO's in an open forum to allow residents to express their concerns and wishes for improvement. This work will be completed in the fall. In addition, the Administrator will meet with all Elderly LTO's this fall.

SAFETY

On safety, the BHA received a rating of 66%. We do not know how this would compare to the City of Boston as a whole, as this survey does not include this comparison. As we read the survey results, the percentages given below translate into positive assessments – for instance, in answer to the question, “How safe do you feel in your building?” we are provided with a score of 69.4% which we understand to mean that 69.4% of the residents feel safe. The scores range from a very low of 34.1% to a high of 77.2% in response to eight questions:

How safe do you feel

In your unit/home?	74.5%
In your building?	69.4%
In your parking area?	63.5%

Do you think any of the following contribute to crime in your development?

Bad Lighting	77.2%
Broken locks	69.2%
Location of Housing development	75.2%
Police do not respond	76.2%

If residents in your development break the rules in the lease, does management take action?

39.8%

(this number not included in overall score)

Are you aware of any crime prevention programs available to residents (for example

Neighborhood Watch, Block Watch or Street Patrol?

34.1%

HUD has made numerous suggestions for improving safety, which are not all listed below. Most are already in place at the BHA, such as providing space for police/community meetings, providing youth programs, provision of playgrounds and basketball courts, and procedures for tracking crime. The BHA's Public Safety Department is one of a very small number of fully accredited housing authority police forces in the country.

The BHA does agree that the following areas need to be strengthened. While much of this work is in progress, it is done with varying levels of success and needs to be institutionalized and reinforced at many developments:

- Lighting needs to be upgraded and/or more regularly maintained especially in certain developments
- Door locking systems need to be in place and working consistently, including a program for hallway by hallway organization to keep them locked during evening and night hours

- Consistent lease enforcement around all infractions, including minor infraction store establish a sense of discipline at some developments as needed
- Establishment of better ties with some police sub-stations to insure their regular presence at Community/Police meetings, in cooperation with the BHA Police force
- Where appropriate, work with residents to create Neighborhood Watch Programs in cooperation with the BHA and Boston Police Departments. It is especially important that residents understand that the best source of security is from among themselves, with appropriate Police and Management support.

These programs and efforts will be defined more clearly as part of the work of the BHA's sub-committee on Safety which is being put together as part of its 2001 Planning efforts.

Update: All work is on-going. In particular, a committee is working to put together specific policies and procedures to assist managers with Lease Enforcement to improve quality of life for all residents.

HOUSING DEVELOPMENT APPEARANCE

The BHA received an overall score of 67.3% in this category, the result of 11 questions:

How satisfied are you with the upkeep of the following areas in your development:

Common Areas (for example, stairways, walkways, hallway etc:	56.6%
Exterior of buildings	63.7%
Parking Areas	62.0%
Recreation Areas (for example, playgrounds and other outside facilities)	59.7%

How often, if at all, are the following a problem in your development:

Abandoned cars	88.6%
Broken glass	73.2%
Graffiti	77.2%
Noise	62.2%
Rodents and insects (indoors)	74.2%
Trash/litter	66.1%
Vacant Units	77.3%

Again, we interpret the ratings in the second set of questions above to be essentially positive – so that only 11.4% of residents, for instance, felt that abandoned cars were a problem, and 88.6% did not.

HUD makes a number of suggestions for improving the appearance of developments, most of them – such as removing graffiti within 24 hours, exterminating pests regularly, etc – fairly self-evident and done by the BHA. It is important to note that many of the BHA's problems require extensive capital funding to correct – removal of asphalt, new plantings, new sidewalks and the

like. However, the BHA feels it can continue to improve development appearance within its operating budget as well and has the following improvement goals:

- Improved landscaping efforts, using a regular system of annual planting, cleaning, edging, mowing, fertilizing and other work. The Authority uses a combination of outside contractors and in-house grounds crews and will continue to do so. Its landscaping coordinator will continue to work with development managers and maintenance staff on this work. This will not, however, solve capital needs problems with sidewalks, parking areas, play areas and the like. To address this, the BHA's recently created the Greenspaces Program.
- Greenspace Program will seek funds from outside sources for large and small-scale capital improvements to grounds.
- Improved hallway cleanliness through a combination of reorganizing the workloads and methods of on-site laborer staff and working with residents to keep doors locked and otherwise monitor the cleanliness of hallways. Regular supervisory inspections will supplement this effort.
- Regular extermination as part of Integrated Pest Management Programs, which includes cleaning and maintaining basements, resident education, and working with individual residents when needed to improve cleanliness of apartments.
- Continue the program of immediate removal of graffiti (a recent consultant's report issued to HUD indicates that the Boston Housing Authority's level of graffiti problems is low, and consists mainly of "kid's stuff" rather than offensive or gang-related graffiti).
- Continued work to eliminate litter as a problem, including reviewing trash removal methods (the BHA relies primarily on dumpsters) to determine the best ways of reducing on-going trash problems. We will also consider a community education program, involving development children, as part of this process.

Update: All of the work above is on-going. Several "Greenspace" efforts as well as consistent work by site staff with the assistance of the Building Maintenance Services unit have continued to improve landscaping. A study of trash removal methods is currently underway and will be completed soon. While not all problems are resolved, consistent work is taking place and all areas are improving.

Boston Housing Authority

Vacancy Reduction Strategy

Vacancy Reduction has been a major goal at the Boston Housing Authority in recent years, with an intensive emphasis since July, 2000 when Mayor Menino and the BHA jointly unveiled a 3-year plan to bring all of the BHA's long-term vacant units back on-line. The key issue with these units has been the chronic lack of state and federal funding needed to reclaim them. In order to solve the problem, the City of Boston has pledged significant funding—over \$8 million—to re-occupy 800 hard-core units by June, 2003. Both the BHA Operations and Capital divisions have dedicated significant staff time and funding resources toward this effort. The Agency's Vacancy Rehab Committee meets monthly to review progress and address barriers as they arise.

In the first year of the program, the BHA has already re-occupied or initiated rehab on 284 units, more than 35% of its 3-year goal. The BHA's current vacancy rate is 2.2% without these long-term vacants, and 6.7% overall, including long-term vacants.

Below is a summary of the long-term vacants and the status of plans for each site.

The BHA has the following list of long-term vacancies. Noted next to each development are the plans for correction and reoccupancy of these units.

Development	Long Term Vacancies	Comments
Cathedral	154	Cathedral was to become completely redeveloped in four phases; two phases were completed but construction costs coupled with limited modernization funds halted work in 1998. Since then several "old" addresses stabilized and re-rented. Fourteen units completed and rented through Force Account gut rehab program. 58 additional units in gut rehab now. 96 units in four six-story buildings in design for completion over the next three years.
Heath Street	72	Three low-rise buildings, 24 units each. Similar to Cathedral, staged redevelopment ended due to extensive costs leaving these three buildings uninhabitable. Work on design now starting to rehab these buildings in the next three years.
Maverick	19	These units are not being rented due to HOPE VI award received 9/1/01.
ME McCormack	0	Seventy-six units were off-line last year due to lead paint removal needs. All are back on regular reoccupancy cycle at this time.
Bickford Street	64	Elderly building within Bromley-Heath complex. Closed in early 90's due to security and other concerns. These concerns have abated. BHA designated a developer in April 2001 to submit a 202 application to remodel this building for elders, using a service plus model. This application was submitted in May, 2001. If it is awarded this building should be back on-line for re-occupancy within three years. This is BHA's oldest elderly residence and needs substantial work to reoccupy.

		ittotoday'sstand ards.
WBroadway	244	Thisisastatedevelopmentandwastoberevelopedinphases.Work beganintheearly1980'sandsignificantworkwascompletedinseveral phases.Statefundsriedupbeforecompletionanditbecameuntenable tokeeptheremaini ngbuildingsoccupied.Amixed -financingdealis nowinplaceandworkisexpectedtobeginlaterthisyearorearlyin 2002.
OrientHeights	24	Unitsinonebuildingclosedduetomajormaintenanceissues.Force accountworkhasbeencompleted.80%wil lbeusedforin -house transfers;acycleofmovesforunder/overhousedresidentswillnotbe completeuntilapproximatelyNovember2001,atwhichtimethe developmentshouldbefullyoccupied.
FranklinField Elderly	32	Theseunitsaretobconvertedfr om32onebrsto15twobrsfor grandparenhousing;designcompleted;anticipatecompletionand reoccupancyduringfiscalyear2002.Therewillalsobeauunitcreated forsocalservicepurposestoaidthefamiliesandothereldertenantsat FranklinFiel d.Workhadbegunatthissiteandcompletionwillbe duringthesummerof2002.TheworkisbeingfundedbyDHCD.
WestConcord	9	ThisisnotapublichousingdevelopmentbutaprojectbasedSection8 buildingplacedinourcareinthelate80'2.The termsofthedeed anticipatedtheBHAdisposingofthispropertytoanon -profitagency foruseaslong -termlowincomehousingwithinabout10years.Atthis time,weareseekingnon -profitdevelopertotakeoverandrehabilitate theproperty,atwhicht imeitwillnolongerbepartofBHA'sportfolio butwillbeownedbyanon -profitaslong -termaffordablehousing. Sevenoftheoff -lineunitsareintwosmallbrownstonebuildingsinthe SouthEndwhichhavestructuralproblems.Theothertwounitsare recentvacates.Wearenotcontinuingtorentupofthispropertyinorder toreducerelocationneedsofthedeveloperduringtheirreconstruction period.
Condos	6	TheBHAownsatotalof141scatteredsitecondominiumunits(state funded)throughoutBo ston.Thesesixunitsareinabuildingin Dorchesterwhichwasfiredamaged.Wearecontinuingtoworkwith theStateandthelocalneighborhoodorganizationtodeterminehowto bestrehabtheseunits.

Boston Housing Authority
Section 8 Housing Choice Voucher Program
Homeownership Capacity Statement

As provided under the final rule for the Section 8 Homeownership Program published September 12, 2000, the Boston Housing Authority is permitted to administer a voucher homeownership program as provided in section 8(y) of the U.S. housing act of 1937. The Boston Housing Authority plans to administer such a homeownership program.

The Boston Housing Authority through this statement will demonstrate its capacity to administer the program by satisfying criteria 4(b) on page 7 of PIH Notice 2000 -43 "PHA Plan Guidance; Streamlining of Small PHA Plans; Extension of Notices PIH99 -33(HA) and PIH99 -51(HA).

The Boston Housing Authority under its Section 8 Homeownership program will require that program participants obtain financing which shall comply with underwriting standards in conformity with these secondary market or generally accepted private underwriting standards. Participants shall be permitted to obtain a loan that includes government sponsored mortgage insurance, including but not limited to the Federal Housing Administration and the Veterans Administration. Participants will be required to tender a minimum homeowner down payment of at least 3% of the purchase price; at least 1% of the purchase price will be required to come from the family's personal resources. Should the family seek to tender a down payment which is not congruent with the down payment requirements stated above, said family shall apply to the BHA for a waiver of the within requirement. The BHA shall review and render a decision on said nonconforming financing proposal within a reasonable time.

Participants are herein permitted to obtain financing to be secured by a mortgage or mortgages subordinated to the first mortgage, as is typical for the purchase of homes by first time home buyers in the Commonwealth, provided said junior mortgage or mortgages comply with generally accepted borrowing practice in the Commonwealth.

BostonHousingAuthority
RESIDENTADVISORYBOARDMEMBERS
ElectedMay2001

Ms.	Deloris	Anderson	Hassan
Mr.	Philip	Askew	Section8
Ms.	Barbara	Bowie	WestNewtonStreet
Ms.	Alice	Bush-Franklin	Section8
Ms.	Edna	Bynoe	OrchardGardens
Mr.	Aramis	Camps	JJCarroll
Mr.	Luis	Cruz	SouthStreet
Ms.	Ramona	Davis	Gallivan
Ms.	Olive	Fulton	MartinLutherKingTower
Mr.	Andre	Galette	Section8
Mr.	Gary	Griffin	Malone
Ms.	Dorothea	Guild	Section8
Mr.	Prince	Haraway	AmoryStreet
Ms.	Ruth	Hardiman	LowerMills
Ms.	Christina	Manley	Cathedral
Ms.	Barbara	Mellon	WestBroa dway
Ms.	Sandy	Ortiz	OrientHeights
Mr.	Valerie	Patilla	Section8
Ms.	Martha	Pichardo	Section8
Mr.	Frank	Pina	MartinLutherKingTower
Mr.	Carl	Purdy	Holgate
Ms.	Doris	Robinson	Section8
Ms.	Elly	Saraceni	Maverick
Mr.	Maria	Seifart	Malone
Ms.	Ernestine	Simmons	Section8
Mr.	Charles	Smith	Section8
Ms.	Mary	Spalding	LowerMills
Ms.	Karen	Stram	Section8
Ms.	Jeanne	Sundstrom	Washington-Beech
Ms.	Barbara	Wallace	Faneuil

Alternates

Mr.	Ed	Agro	Section8
Ms.	Dolly	Battle	WhittierSt.
Ms.	Doreen	Brown	Section8
Ms.	Rene	Franks	Section8
Mr.	Theodore	Hampton	St.Botolph
Ms.	Linda	Henson	FranklinHill

Ms.	Dorothy	Lepore	Fairmount
Mr.	James	McLaughlin	Pasciucco
Mr.	Lauro	Quintero	Section8
Mr.	Chris	Tucker	Hassan
Ms.	Della	Webb	FrederickDouglass
Mr.	Norman	Younger	Holgate

Boston Housing Authority
Section 8 Project Based Voucher Program
Agency Plan Attachment

Background

As a result of the Fiscal Year 2001 HUD Appropriations Act, new regulations were issued incorporating the Project Based Assistance requirements into the merged voucher program. These new regulations were published in the Federal Register on January 16, 2001 and allow the BHA to enter into a housing assistance payments (HAP) contract to provide project-based assistance only if the HAP contract is consistent with the PHA Plan (see 42 U.S.C. 1437c-1, implemented at 24 CFR part 903.) HUD defines "consistency with the PHA Plan" as a demonstration by the PHA that circumstances exist that indicate that project basing of the units, rather than tenant-basing of the same subsidy assistance is an appropriate option.

PHA Plan

HUD's initial guidance published 1-16-01 specifies that PHAs that wish to use the project-based voucher options must attach a statement to the PHA Plan template. 66 Fed. Reg. 3608.

- ☐ The statement must include the projected number of project-based units and general locations, and
- ☐ how project basing would be consistent with the PHA plan.

The BHA has determined on the basis of established criteria that this attachment does not rise to the level of being a "significant amendment or modification" as the BHA has had a Section 8 Project Based Certificate program since 1990. Through its review of the plan, HUD may determine whether the proposed location of project-based units complies with the goal of deconcentration of poverty thereby expanding housing opportunities and affirmatively furthering fair housing.

The Projected Number of Project Based Units

As previously stated the BHA has had a Project Based Certificate program in operations since 1990 with 134 units distributed among 8 projects. Under the new regulations, the BHA has the option to convert up to 20% of four tenant-based voucher allocation to project-based assistance. With the BHA's present portfolio size of 9,700 tenant-based units, 20% would equate to 1,940 units. The BHA intends to work incrementally toward the goal of converting 20% of four tenant-based voucher allocation to Section 8 project-based voucher assistance over the forthcoming years.

Prior to the new law being enacted, the BHA requested and was approved by HUD to convert 200 units to project-based assistance. The BHA in partnership with the City of Boston's Department of Neighborhood Development, issued an RFP making available 200 units of project-based assistance. Also prior to the new law, in December of 2000 the BHA requested authorization to project base an additional 200 units (400 total). As permitted under the new law,

the BHA will also evaluate proposals from owner whose PBAA assistance for “existing units” where less than \$1,000 of work is needed to meet inspection standards.

General Location of Projects

The BHA may project base voucher only if the contract is consistent with the goal of deconcentrating poverty and expanding housing and economic opportunities. Projects may not be sited in areas where the census data reflects a poverty rate of less than 20% unless there is evidence that the project will further deconcentration goals. HUD must approve exceptions to this requirement.

To date the BHA has conditionally committed its support to the following projects which are pending waiver approval from HUD:

34 Algonquin Street, Dorchester

Pine Street Inn

8 PBA units / 9 total units

Serving: Homeless Mentally Ill

Rehabilitation of Currently Abandoned Building

Harvard Limited Equity Cooperative, Harvard Street, Mattapan

Boston State Hospital Site

Cruz Management

20 PBA units / 45 total units

(1, 2, 3 and 4 Bedroom units in 14 structures)

Serving: Disabled Mentally Ill and Families

Casa Familias, Eustis Street, Roxbury

Casa Esperanza Inc.

11 PBA units / 11 total units

Rehabilitation and New Construction

7 SROs and 4 Family Units

136-140 Pleasant Street, Dorchester

Pine Street Inn

6 PBA Units / 6 Total Units

All 2 Bedroom Family Units

Rehabilitation

Uphams Corner Market, Columbia Road, Dorchester

New Atlantic Development / New Communities and Committee to End Elder Homelessness

14 PBA Units / 45 Total Units

Serving: Studio units for Homeless Elders

Rehabilitation / Adaptive Reuse / Historic Rehabilitation

12-14 Wise Street, Jamaica Plain

Boston Housing Authority

(April 2002

OMB Approval No: 2577

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Friends of the Long Island Shelter
6 PBA Units / 6 Total Units
Serving: Recovering Substance Abuse
Rehabilitation

25 Ruggles Street, Roxbury

Joint Venture - Committee to End Elder Homelessness / New Atlantic
43 PBA Units / 43 Total Units
Serving: Elderly, Disabled
Rehabilitation
economic development .

Boston Hope, Harvard Street, Dorchester

Boston Aging Concerns
40 PBA Units / 41 Total Units (5 different buildings with 4 units in each building)
Serving: 30 units for Elderly, 10 family units New Construction

Community Housing Initiative, Heath Street, Jamaica Plain

Jamaica Plain Neighborhood CDC
11 PBA Units / 34 Total Units located in 8 different structures
Serving: Multifamily Housing
New Construction

Dunmore Place, Dunmore Street, Roxbury

Casa Esperanza
7 PBA Units / 7 Total Units
Serving: Recovering Substance Abuse
New Construction

Howard Dacia Cooperative Housing, Dacia Street, Dorchester

Nuestra Development
8 PBA Units / 15 Total Units
Serving: Families
New Construction

Rollins Square, Washington Street, South End

Boston Archdiocese
37 PBA Units / 184 Total Units
9 Buildings
Serving: Families
New Construction

St. John of God, Allston Street, Brighton

Peabody

10PBAUnits/126TotalUnits
Serving:RecoveringSubstanceAbuse
NewConstruction

TalbotBernardHomes,TalbotAvenue,Dorchester
CodmanSquareCDC
13PBAUnits/45TotalUnits
8Buildings
Serving:Family
NewConstruction

131ZeiglerStreet,Roxbury
PineStreetInn
8PBAunits/8totalunits
Servinghomeless

Thefollowingprojectsarelocatedinareaswherethepovertyrateisabove20%:

TheFoley,VacantChronicDiseaseHospital,RiverStreet,Mattapan
40PBAunits/80unittotal
ServingHomelessElderly

RockvaleCircle,JamaicaPlain
15PBAunits/15unittotal
(5ThreeDeckerbuildings)
ServingHomelessFamilies

Inthosecaseswheretheprojectisnotsitedinanareawherethepovertyrateislessthan20%,the BHAwillensurethattheprojectmeetsthestatutoryrequirementofdeconcentratingpoverty.For theprojectslistedabove,significantpublicandprivateequityhasbeeninvestedincommunity revitalization.

FutureSitingofSection8BasedVoucherProjects:StrategicInvestment

Theprojectshouldhave strategicimportanceforthesocialoreconomicwell-beingofthe community.Thisshouldbedemonstratedbothbyananalysisofhowtheproposedprojectwill meetaspecificcommunityneedaswellasbythelevelofpublicsupportfortheproject.By necessity,thiswillvarydependingonthetypeofprojectbeingproposed.Thefollowing guidelinesshouldbeconsidered:

Constructiontype :newconstructionprojectshavethegreatestphysicalimpactonthe surroundingcommunity,andthusshouldprovide aclearjustificationforthechoiceoflocation andhowtheprojectwillimpact(positivelyornegatively)theimmediatesurrounding neighborhood.Adaptivereuseprojectsshouldjustifytheimpactoftheconverteduseonthe surroundingarea.Therehabilitationofvacant/abandonedbuildingsshouldexplainwhythe particularbuilding(s)wasselectedandtheimpactitsrestorationwillhaveonnearbyproperties

and the neighborhood. Preservation projects of occupied buildings generally may or may not have any impact on the surrounding neighborhood. Finally, larger projects of any type tend to have greater impacts than smaller projects.

Neighborhood needs : neighborhood needs can be demonstrated in several ways. The most significant method, for example, is when the project is the outcome of a participatory neighborhood planning process that has identified the strategic importance of specific sites and buildings as part of a larger neighborhood development plan. A similar though less formal method is when a building or site has been identified by a community group as very important for redevelopment (e.g. perhaps it is a major eyesore or a key location). Neighborhood needs may also be supported by data that demonstrate there is a shortage of a particular housing type (e.g. units for single people, large families, etc.).

Citywide needs : if the project is intended to serve more of a citywide housing need -- for example, supportive housing for the disabled, elderly, or homeless -- the applicants should provide information supporting the need for that housing and as well as the choice of location versus other possible locations.

Community support: Ideally, all projects will have already established firm community support. This is not always possible, however. The projects should be able to demonstrate local neighborhood support and/or the support of citywide organizations, to the extent the project is serving a broader citywide need. If support has not been established at the time of application, the applicant must submit a plan for further outreach that is appropriate to the type of project being proposed. It is important for projects serving citywide needs to establish meaningful contact with local abutters and neighborhood organizations. It is also important to establish a greater level of support for projects that will have significant physical impacts (e.g. a large new construction project). Final funding commitments will be made only following successful completion of the outreach plan.

How Project Basing is Consistent with the PHA Plan

The BHA has selected to convert tenant-based assistance to project-based assistance to encourage new construction and rehabilitation and to promote voucher utilization.

Project-based housing provides long-term assets which are dedicated to housing persons of low income, as well as special-needs tenants. These units will not experience fluctuations in availability and price to which the general housing market is subject.

Boston Housing Authority
Voluntary Conversion from Public Housing to Tenant-Based Assistance
Initial Assessment

Please see Component 10(B) of the Annual Plan.

The Boston Housing Authority determined a Per Unit Monthly (PUM) cost for covered (general occupancy) developments including operating costs with tenant contribution (\$538) and capital (\$238) for a total of \$776 PUM. We then compared that to the average Housing Assistance Payment plus the tenant's contribution that amounted to \$1118 PUM. Therefore, the change to tenant-based assistance would not be cost effective. None of the general occupancy developments in the BHA's portfolio, with the exception of Maverick which has recently received a HOPE VI grant award, has reached the stage of obsolescence where it would be cost effective to convert to tenant-based assistance rather than to maintain it as public housing.

Furthermore, the Greater Boston housing market has been challenging for voucher holders to successfully utilize their voucher. The success rate for voucher holders has been less than 75% for the past 12 months. In addition, to convert a development to tenant-based assistance would have a deleterious effect on the availability of affordable housing in the City of Boston by creating even more competition for what scarce affordable housing that does exist. Finally, residents strongly oppose any conversion.

The above formula applies to the following developments:

Development Name	Number of Occupied Units
Alice Taylor	362
Bromley Park	492
Cathedral	291
Charlestown	1076
Commonwealth	382
Franklin Field	338
Franklin Hill	359
Heath Street	174
Highland Park	26
Lenox Street	304
Mary Ellen McCormack	993
Old Colony	826
Rutland Street	10
Washington/Beech	245
West Newton Street	129
Whittier Street	196

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
FAMILY DEVELOPMENTS						
2-00	AUTHORITY-WIDE		6,979,474	12,132,141	9,409,709	14,095,767
2-01	CHARLESTOWN		1,750,000	0	0	0
2-03	MISSION HILL		0	0	0	0
2-04	LENOX STREET		0	0	2,315,153	0
2-05	ORCHARD PARK	See	0	0	0	0
2-06	CATHEDRAL	Annual	2,505,459	1,661,327	1,661,327	0
2-07	HEATH STREET	Statement	1,531,144	4,768,825	1,998,004	3,121,082
2-08	MAVERICK		1,701,881	1,701,881	1,701,881	1,701,882
2-09	FRANKLIN HILL		25,000	0	0	0
2-11	WHITTIER STREET		510,000	0	0	0
2-13	WASHINGTON-BEECH		3,201,364	0	0	0
2-14	ALICE H. TAYLOR		0	0	47,000	651,862
2-19	BROMLEY PARK		1,319,888	0	0	0
2-23	MARY ELLEN McCORMACK		140,000	0	1,750,000	94,000
2-24	OLD COLONY		25,000	0	0	0
2-58	WEST NEWTON STREET		0	0	47,000	651,862
2-74	RUTLAND/E. SPRINGFIELD		25,000	0	0	0
2-82	COMMONWEALTH		160,000	105,000	1,303,724	0
2-89A	FRANKLIN FIELD		633,322	0	0	0
2-89B	HIGHLAND PARK		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06			OMB Approval No. 2577-0157 (exp. 7/31/98)			
PART I: Summary						
Capital Fund Program (CFP)						
A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-56 INFILL/2-59 INFILL II			0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY2002	Work Statement for Year 2 FFY2003	Work Statement for Year 3 FFY2004	Work Statement for Year 4 FFY2005	Work Statement for Year 5 FFY2006
ELDERLY & DISABLED DEVELOPMENTS						
2-26	MARGARET COLLINS	See		154,000	200,000	154,551
2-27	ANNAPOLIS	Annual	244,160		300,000	
2-28	ASHMONT	Statement	244,560		205,000	
2-29	HOLGATE		54,500		135,000	43,000
2-30	FOLEY				300,000	
2-32	GROVELAND		150,000		200,000	
2-34	DAVISON		52,949	210,000	55,000	
2-35	WASHINGTON STREET		15,260		395,000	
2-36	WEST NINTH STREET				250,000	
2-37	JOHN CARROLL				200,000	
2-38	J.J. MEADE		174,400		150,000	
2-40	MARTIN LUTHER KING JR. TOWERS		9,000	430,000	30,000	
2-41	EV WHITE		436,000		50,000	
2-42	WALNUT PARK			50,000	561,361	
2-44	FREDERICK DOUGLASS			349,000	50,000	
2-44	BHAMPTON HOUSE			349,000	50,000	
2-44	C WASHINGTON MANOR			349,000	50,000	
2-45	AMORY STREET					585,000
2-47	GENERAL WARREN					35,000

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY2002	Work Statement for Year 2 FFY2003	Work Statement for Year 3 FFY2004	Work Statement for Year 4 FFY2005	Work Statement for Year 5 FFY2006
2-49	TORREUNIDAD	See Annual Statement	414,200			630,000
2-50	ROCKLAND		158,050	215,000		155,310
2-51	CODMAN			435,576		363,500
2-52	HERITAGE		130,800			600,000
2-53	ST.BOTOLPH STREET					10,000
2-54	PASCIUCCO		901,282			200,000
2-57	LOWER MILLS		196,200	509,785		70,000
2-61	AUSONIA					250,000
2-62	HASSAN			95,000		85,000
2-70	SPRING STREET					
2-71	PATRICIA WHITE					
2-72	ROSLYN					
2-77	BELLFLOWER					
2-83	PEABODY/ENGLEWOOD					
2-89	C.JOSEPH C.MALONE					

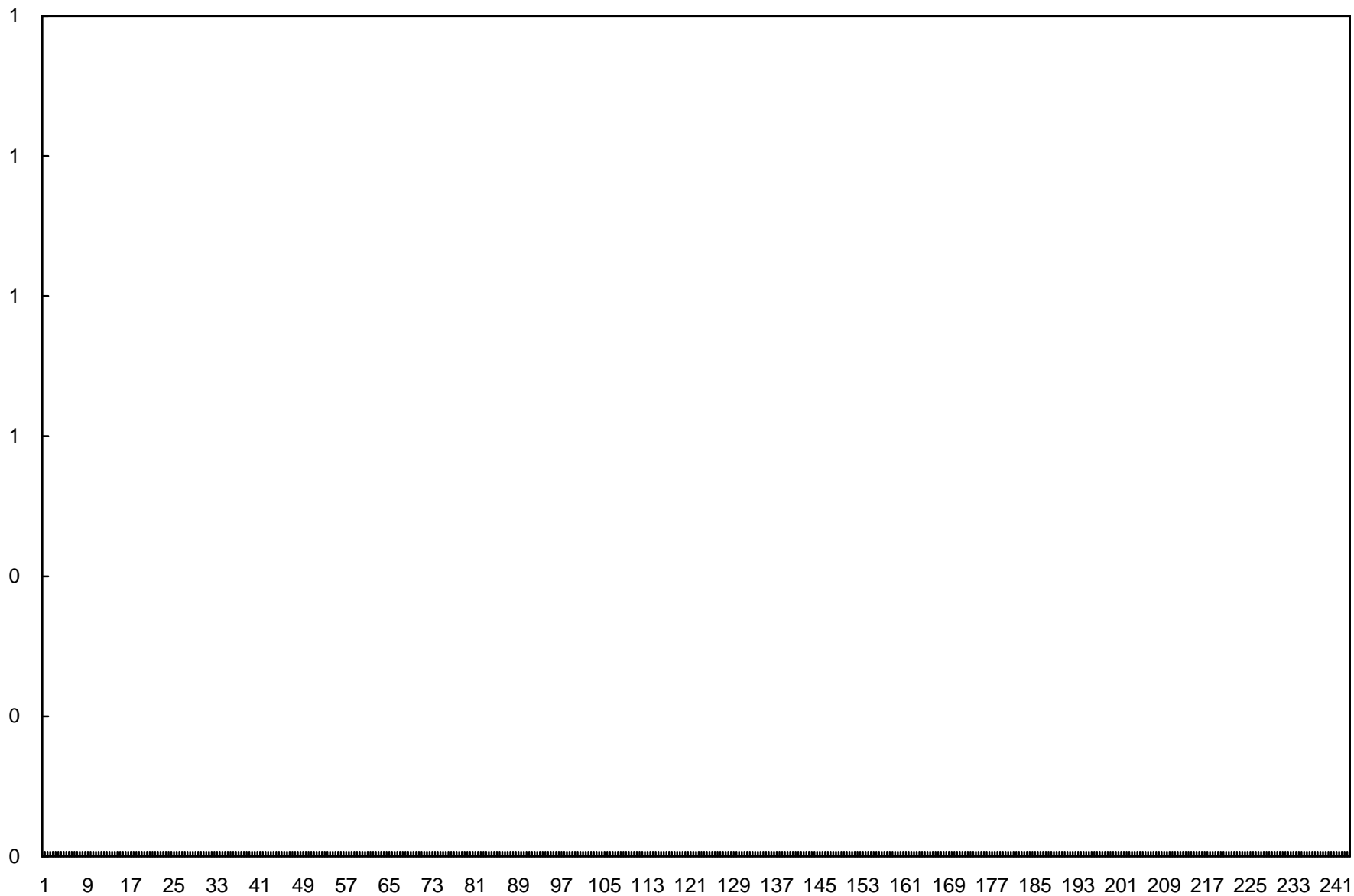
FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY2002	Work Statement for Year 2 FFY2003	Work Statement for Year 3 FFY2004	Work Statement for Year 4 FFY2005	Work Statement for Year 5 FFY2006
B. Physical Improvements Subtotal		See Annual Statement	19,827,675	19,979,112	19,543,294	19,543,235
C. Management Improvements			2,854,320	2,854,320	2,854,320	2,854,320
D. HA-Wide Nondwelling Structures & Equipment			298,765	298,765	298,765	298,765
E. Administration			2,015,832	2,015,832	2,015,832	2,015,832
F. Other			3,434,093	3,282,656	3,718,474	3,718,533
G. Operations			330,128	330,128	330,128	330,128
H. Demolition						
I. Replacement Reserves						
J. Mod Used for Development			0	0	0	0
K. Total CFP Funds			28,760,813	28,760,813	28,760,813	28,760,813
L. Total Non-CFP Funds						
M. Grand Total						
Signature of Executive Director & Date:						



Annual Statement/Performance and Evaluation Report U.S. Department of Housing and Urban Development
Capital Fund Program and Capital Fund Program Replacement I Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program MA06-P002-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY00
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergency ☒ Revised Annual Statement

☒ Performance and Evaluation Report for ☐ Final Performance and Evaluation Report

Line Number	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Allocated a/o 9/30/00	Enclosed a/o 9/30/01
1	Total Non-CFP Funds	-	0.00	0.00	-
2	1406 Operations (May not)	-	0.00	0.00	-
3	1408 Management Improvements	3,331,640	3,249,436.31	2,560,861.86	1,678,024
	1408 Management Improvements Hard Costs				
4	1410 Administration	1,845,599	1,845,599.00	1,845,599.00	512,071
5	1411 Audit	25,000	25,000.00	0.00	-
6	1415 Liquidated Damages	-	0.00	0.00	-
7	1430 Fees and Costs	1,783,201	3,377,776.69	566,037.72	10,058
8	1440 Site Acquisition	-	0.00	0.00	-
9	1450 Site Improvement	751,774	887,227.77	11,357.00	10,987
10	1460 Dwelling Structures	20,500,587	17,419,267.04	2,876,454.70	24,582
11	1465.1 Dwelling Equipment	-	0.00	0.00	-
12	1470 Nondwelling Structures	6,675	169,459.00	0.00	-
13	1475 Nondwelling Equipment	298,765	320,077.01	18,644.22	18,644
14	1485 Demolition	-	0.00	0.00	-
15	1490 Replacement Reserve	-	0.00	0.00	-
16	1492 Moving to Work Demonstration	-	0.00	0.00	-
17	1495.1 Relocation Costs	-	8,656.14	1,690.00	1,691

18	1498 Mod Used of Develop	-	1,701,881.00	0.00	-
	* per PIH Notice 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not be used)	1,524,098	1,062,958.54	0.00	-
20	Amount of Annual Grant (\$)	30,067,339	30,067,338.50	7,880,644.50	2,256,057
21	Amount of line 20 Related to	1,040,000	349,988.00	72,552.00	0
22	Amount of line 20 Related to	280,510	321,589.69	0.00	-
23	Amount of line 20 Related to	938,522	856,318.31	856,318.31	465,026
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Cons	0.00	0.00	0.00	-
25	Collateralization Expenses or Debt Service		0.00	0.00	-

Signature of Executive Director and Date			Signature of Public Housing Director/Office of Native American Programs Administrator and Date		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority			Grant Number and Type: Capital Fund Program Grant No: MA06-P002-501-00 Replacement Housing Factor Grant No:						Status of Proposed Work
Dev. No Name	General Description of Major Work Categories	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		
				Original	Revised	Difference	Obligated	RAW	Expended

AUTHORITY WIDE

2-00	MANAGEMENT IMPROVEMENTS	140800 000000	8,899.00	8,899.00	0.00	0.00	0.00	-
2-00	MIS	140800 410000	216,810.00	233,499.89	16,689.89	232,499.89	5,130.00	227,104.89
2-00	PUBLIC SAFETY	140800 412000	938,522.00	856,318.31	(82,203.69)	856,318.31	0.00	465,026.38
2-00	STAFF TRAINING	140800 412003	206,689.00	189,999.11	(16,689.89)	0.00	0.00	-
2-00	INTERNAL AUDIT	140800 414000	70,362.00	70,362.00	0.00	0.00	0.00	-
2-00	ELDERLY SERVICES	140800 421000	313,983.00	313,983.00	0.00	283,813.00	80,927.62	128,928.38
2-00	OCCUPANCY	140800 427000	227,359.00	227,359.00	0.00	227,359.00	0.00	156,394.46
2-00	FAMILY SERVICES	140800 768000	682,332.00	682,332.00	0.00	99,567.54	0.00	6,641.17
2-00	GRIEVANCE PANEL	140800 807000	51,665.00	51,665.00	0.00	51,665.00	0.00	-
2-00	RISK MANAGEMENT	140800 899000	116,021.00	116,021.00	0.00	116,021.00	0.00	10,050.66
2-00	RENT COLLECTION	140800 901000	42,554.00	42,554.00	0.00	42,554.00	0.00	32,814.32
2-00	VACANCY REHAB	140800 967000	312,497.00	312,497.00	0.00	648,993.11	0.00	648,993.11
2-00	YOUTH SERVICES	140800 990000	143,947.00	143,947.00	0.00	2,071.01	0.00	2,071.01
2-00	ADMINISTRATIVE	141001 000000	1,845,599.00	636,680.50	(1,208,918.50)	636,680.50	0.00	10,127.02
2-00	INDIRECT NONTECHNICAL SALAR	141001 000001	0.00	36,751.35	36,751.35	36,751.35	0.00	36,751.35
2-00	ACCRUED NONTECHNICAL SALAF	141001 000002	0.00	420,000.00	420,000.00	420,000.00	0.00	413,076.34
2-00	LONG DISTANCE TRAVEL	141001 000102	0.00	0.00	0.00	0.00	0.00	-
2-00	TECHNICAL SALARIES	141002 000000	0.00	13,924.86	13,924.86	13,924.86	0.00	13,924.86
2-00	LEGAL	141004 000000	0.00	262,392.29	262,392.29	262,392.29	262,392.29	-
2-00	WORKER'S COMPENSATION	141009 001000	0.00	5,200.00	5,200.00	5,200.00	0.00	3,696.88
2-00	WORKER'S COMP INDIRECT	141009 001001	0.00	1,500.00	1,500.00	1,500.00	0.00	727.98
2-00	GROUP INSURANCE	141009 001001	0.00	16,500.00	16,500.00	16,500.00	0.00	15,365.70
2-00	GROUP INSURANCE INDIRECT	141009 001001	0.00	3,850.00	3,850.00	3,850.00	0.00	3,551.15
2-00	RETIREMENT	141009 001001	0.00	10,500.00	10,500.00	10,500.00	0.00	10,082.08
2-00	RETIREMENT INDIRECT	141009 001001	0.00	4,800.00	4,800.00	4,800.00	0.00	4,453.45
2-00	UNEMPLOYMENT	141009 001001	0.00	500.00	500.00	500.00	0.00	285.91
2-00	TELEPHONE	141016 000000	0.00	0.00	0.00	0.00	0.00	-
2-00	SUNDRY ADMINISTRATIVE	141019 000000	0.00	15,000.00	15,000.00	15,000.00	9,755.95	-
2-00	XEROX RENTAL AND SUPPLIES	141019 000101	0.00	0.00	0.00	0.00	0.00	-
2-00	OFFICE SUPPLIES	141019 000103	0.00	2,000.00	2,000.00	2,000.00	0.00	27.99
2-00	CONSULTANTS	141019 000105	0.00	410,000.00	410,000.00	410,000.00	0.00	-

2-00	OFFICE EQUIPMENT RENTAL	141019 000108	0.00	0.00	0.00	0.00	0.00	-	
2-00	ADVERTISING	141019 000110	0.00	3,000.00	3,000.00	3,000.00	0.00	-	
2-00	PUBLICATIONS	141019 000111	0.00	3,000.00	3,000.00	3,000.00	0.00	-	
2-00	MAINTENANCE AGREEMENT	141019 000118	0.00	0.00	0.00	0.00	0.00	-	
2-00	AUDIT	141101 000000	25,000.00	25,000.00	0.00	0.00	0.00	-	
									Various projects in planning stage
2-00	ARCH & ENG	143001 000000	0.00	921,878.24	921,878.24	0.00	0.00	-	
2-00	A/E - ASTHMA STUDY	143001 701000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract; construction to begin 7/02
2-00	A/E - BASEMENTS	143001 704000	42,991.00	254,002.00	211,011.00	206,162.00	206,162.00	-	
2-00	A/E - BUILDING ENVELOPE	143001 711000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - CONSULTANTS	143001 741000	456,677.00	17,483.40	(439,193.60)	0.00	0.00	-	
2-00	A/E - STAIRHALLS	143001 810000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - 504 COMPLIANCE 30	143001 812000	50,000.00	50,000.00	0.00	0.00	0.00	-	Projects in planning
2-00	A/E - LEAD PAINT REMOVAL 30	143001 837000	0.00	244,728.21	244,728.21	0.00	0.00	-	Projects in planning
2-00	A/E - ENVIRONMENTAL HAZARD	143001 838000	0.00	83,446.90	83,446.90	24,544.07	18,323.65	6,220.42	Projects in planning
2-00	A/E - HVAC	143001 816000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - HEAT & HOT WATER	143001 817000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - ROOFS	143001 904000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - SEWER LINES	143001 929000	0.00	0.00	0.00	0.00	0.00	-	
2-00	A/E - FIRE PREVENTION	143001 940000	664,374.00	0.00	(664,374.00)	0.00	0.00	-	
2-00	A/E - STAIRWAYS 30	143001 950000	0.00	0.00	0.00	0.00	0.00	-	
									Projects in planning
2-00	A/E - UNDERGROUND STORAGE	143001 966000	125,000.00	154,565.18	29,565.18	0.00	0.00	-	
2-00	UNDERGROUND STORAGE	145001 000000	751,774.00	0.00	(751,774.00)	0.00	0.00	-	

									A/E under contract; construction to begin 4/02
2-00	OIL TANK	145001 860000	0.00	656,774.00	656,774.00	5,200.00	0.00	5,200.00	
2-00	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	BUILDING ENVELOPE	146014 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	BASEMENT IMPROVEMENTS	146019 704000	0.00	0.00	0.00	0.00	0.00	-	
2-00	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	SMOKE DETECTORS	146020 940000	0.00	0.00	0.00	0.00	0.00	-	
2-00	HALLS 60	146021 810000	0.00	0.00	0.00	0.00	0.00	-	
2-00	504 COMPLIANCE 60	146021 812000	50,000.00	50,000.00	0.00	0.00	0.00	-	Projects in planning
2-00	LEAD PAINT ABATEMENT	146021 837000	1,040,000.00	349,988.00	(690,012.00)	72,552.00	72,552.00	-	Projects in planning
2-00	ENVIRONMENTAL HAZARD	146021 838000	0.00	0.00	0.00	0.00	0.00	-	
2-00	SEWER LINES 60	146021 929000	0.00	0.00	0.00	0.00	0.00	-	
									Construction to be completed 6/02
2-00	VACANT UNIT REHAB	146021 967000	167,003.00	167,003.00	0.00	20,003.00	0.00	-	
2-00	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-00	COPIERS/OFFICE EQUIPMENT	147501 000000	17,480.00	38,792.01	21,312.01	0.00	0.00	-	
2-00	COMPUTERS	147501 742000	150,900.00	129,260.25	(21,639.75)	18,644.25	0.00	18,644.25	
2-00	TELEPHONE	147501 959000	0.00	9,764.95	9,764.95	0.00	0.00	-	
2-00	MAINTENANCE EQUIPMENT	147502 000000	0.00	11,874.80	11,874.80	0.00	0.00	-	
2-00	VEHICLES	147507 000000	130,385.00	130,385.00	0.00	0.00	0.00	-	
									Construction completed
2-00	RELOCATION	149501 000000	0.00	1,690.64	1,690.64	1,690.64	0.00	1,690.64	
2-00	MOD USE FOR DEVELOPMENT	149800 000000	0.00	0.00	0.00	0.00	0.00	-	
									Available as needed to various projects
2-00	CONTINGENCY	150200 000000	1,524,098.00	1,062,958.54	(461,139.46)	0.00	0.00	-	

			10,372,921.00	9,454,630.43	(918,290.57)	4,755,256.82	655,243.51	2,221,850.40		
CHARLESTOWN										
2-01	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-		
2-01	A/E UNDERGROUND STORAGE	143001 966000	0.00	0.00	0.00	0.00	0.00	-		
2-01	SITE GROUNDS	145011 000000	0.00	0.00	0.00	0.00	0.00	-		
									A/E under contract; construction to begin 2/02	
2-01	HVAC	146016 000000	0.00	24,330.00	24,330.00	0.00	0.00	-		
2-01	BASEMENT IMPROVEMENTS 60	146019 704000	0.00	0.00	0.00	0.00	0.00	-		
2-01	FIRE PROTECTION	146020 000000	0.00	303,544.48	303,544.48	0.00	0.00	-	A/E to be selected 2/02	
			0.00	327,874.48	327,874.48	0.00	0.00	-		
MISSION										
2-03	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00	-		
2-03	MOD USE FOR DEVELOPMENT	149800 000000	0.00	0.00	0.00	0.00	0.00	-		
			0.00	0.00	0.00	0.00	0.00	-		
LENOX STREET										
2-04	A/E - HEAT & HOT WATER 30	143001 817000	0.00	0.00	0.00	0.00	0.00	-		
2-04	A/E - SEWER LINES	143001 929000	0.00	0.00	0.00	0.00	0.00	-		
2-04	OIL TANK 50	145001 860000	0.00	0.00	0.00	0.00	0.00	-		
2-04	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-		
2-04	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	-		
									A/E under contract; construction to begin 3/02	
2-04	SEWER LINES 60	146021 929000	0.00	64,200.00	64,200.00	0.00	0.00	-		
			0.00	64,200.00	64,200.00	0.00	0.00	-		

ORCHARD PARK

2-05	MOD USE FOR DEVELOPMENT	149800 000000	0.00	0.00	0.00	0.00	0.00	-
2-05	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-
			0.00	0.00	0.00	0.00	0.00	-

CATHEDRAL

2-06	ARCH & ENG	143001 000000	0.00	318,129.10	318,129.10	0.00	0.00	-	Projects in planning
2-06	A/E - BUILDING ENVELOPE STUDY	143001 711000	50,000.00	0.00	(50,000.00)	0.00	0.00	-	Not needed
2-06	CONSULTANTS 30	143001 741000	0.00	50,000.00	50,000.00	1,918.82	0.00	1,918.82	
2-06	A/E - UNDERGROUND STORAGE	143001 966000	0.00	9,500.00	9,500.00	0.00	0.00	-	Contingency
2-06	DWELLING CONSTRUCTION	146001 000000	0.00	31,026.67	31,026.67	0.00	0.00	-	
									Construction to be completed 2/02
2-06	BUILDING ENVELOPE	146014 000000	0.00	110,114.45	110,114.45	110,114.45	110,114.45	-	
2-06	WINDOWS & SCREENS	146014 975000	0.00	0.00	0.00	0.00	0.00	-	
2-06	UNIT REHAB	146021 967000	0.00	0.00	0.00	0.00	0.00	-	
			50,000.00	518,770.22	468,770.22	112,033.27	110,114.45	1,918.82	

HEATH STREET

2-07	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-07	ARCH & ENG	143001 000000	0.00	232,902.09	232,902.09	0.00	0.00	-	Last phase of work cancelled
2-07	A/E - STAIRS	143001 950000	0.00	0.00	0.00	0.00	0.00	-	
2-07	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-07	ROOFS	146018 000000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract; construction to begin 7/02
2-07	BASEMENTS/CELLARS 60	146019 704000	764,401.00	764,401.00	0.00	0.00	0.00	-	
			764,401.00	997,303.09	232,902.09	0.00	0.00	-	

MAVERICK

2-08	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-08	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-08	EXTRA ARCH FEES	143002 000000	0.00	0.00	0.00	0.00	0.00	-	
2-08	DWELLING CONSTRUCTION	146001 000000	1,701,881.00	0.00	(1,701,881.00)	0.00	0.00	-	
									Construction to be completed 1/02
2-08	HVAC	146016 000000	0.00	20,000.00	20,000.00	16,078.00	16,078.00	-	
2-08	FURNACE & BOILERS	146016 785000	0.00	81,026.18	81,026.18	0.00	0.00	-	Work cancelled
2-08	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-08	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-	
2-08	DEVELOPMENT ACTIVITY	149900 000000	0.00	1,701,881.00	1,701,881.00	0.00	0.00	-	
			1,701,881.00	1,802,907.18	101,026.18	16,078.00	16,078.00	-	
	FRANKLIN HILL								
2-09	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-09	A/E - UNDERGROUND STORAGE	143001 966000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract; construction to be completed 2/02
2-09	HVAC STUDY 30	143001 816000	8,000.00	8,000.00	0.00	999.00	999.00	-	
2-09	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-09	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-09	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract; construction to be completed 2/02
2-09	HVAC	146016 000000	309,802.00	217,852.00	(91,950.00)	9,425.00	9,425.00	-	
2-09	HALLS 60	146021 810000	0.00	0.00	0.00	0.00	0.00	-	
2-09	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00	-	
2-09	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-09	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-	

			317,802.00	225,852.00	(91,950.00)	10,424.00	10,424.00	-	
WHITTIER STREET									
2-11	ARCH & ENG	143001 000000	110,000.00	64,445.00	(45,555.00)	0.00	0.00	-	Projects in planning
2-11	STATE CONSTRUCTION CONT	145001 000000	0.00	31,139.00	31,139.00	0.00	0.00	-	
2-11	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-11	ROOFS	146018 000000	0.00	0.00	0.00	0.00	0.00	-	
									Under contract; construction to be completed 5/02
2-11	FIRE PROTECTION & SAFETY	146020 000000	0.00	893,133.00	893,133.00	0.00	0.00	-	
2-11	NON-DWELLING	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-11	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-	
			110,000.00	988,717.00	878,717.00	0.00	0.00	-	
WASHINGTON-BEECH									
2-13	VACANCY REHAB	140800 967000	0.00	0.00	0.00	0.00	0.00	-	
2-13	ARCH & ENG	143001 000000	0.00	13,200.00	13,200.00	0.00	0.00	-	Projects in planning
2-13	HVAC STUDY 30	143001 816000	0.00	0.00	0.00	0.00	0.00	-	
2-13	ENVIRONMENTAL HAZ 30	143001 838000	0.00	0.00	0.00	0.00	0.00	-	
2-13	EXTRA ARCH FEES	143002 000000	0.00	135,850.00	135,850.00	0.00	0.00	-	Projects in planning
2-13	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-13	OIL TANK 50	145001 860000	0.00	0.00	0.00	0.00	0.00	-	
2-13	SITE GROUNDS	145011 000000	0.00	29,339.63	29,339.63	0.00	0.00	-	Fencing to be installed 4/02 A/E under contract; construction to be completed 8/02
2-13	HVAC	146016 000000	899,940.00	775,582.00	(124,358.00)	6,641.31	(12.50)	6,653.81	

			899,940.00	953,971.63	54,031.63	6,641.31	(12.50)	6,653.81		
ALICE TAYLOR										
2-14	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	A/E under contract; construction to be completed 7/02	
2-14	A/E - BUILDING ENVELOPE	143001 712000	0.00	22,000.00	22,000.00	43,805.56	43,805.56	-		
2-14	ENVIRONMENTAL HAZ 30	143001 838000	0.00	0.00	0.00	0.00	0.00	-		
			0.00	22,000.00	22,000.00	43,805.56	43,805.56	-		
BROMLEY										
2-19	ARCH & ENG	143001 000000	0.00	4,000.00	4,000.00	0.00	0.00	-	Projects in planning	
2-19	HVAC STUDY 30	143001 950000	0.00	22,526.10	22,526.10	5,450.00	5,450.00	-		
2-19	A/E - STAIRS	143001 950000	0.00	0.00	0.00	0.00	0.00	-		
2-19	HVAC	146016 000000	0.00	248,075.50	248,075.50	0.00	0.00	-	Projects in planning A/E under contract; construction to be completed 7/02	
2-19	BASEMENT/CELLARS 60	146019 704000	914,000.00	184,000.00	(730,000.00)	0.00	0.00	-		
2-19	FIRE PROTECTION & SAFETY	146020 000000	0.00	25,000.00	25,000.00	0.00	0.00	-		
2-19	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00	-		
2-19	SPRINKLERS	146021 948000	0.00	0.00	0.00	0.00	0.00	-		
2-19	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-		
			914,000.00	483,601.60	(430,398.40)	5,450.00	5,450.00	-		

MARY ELLEN McCORMACK

2-23	VACANCY REHAB	140800 967000	0.00	0.00	0.00	0.00	0.00	-	
2-23	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-23	CONSULTANTS 30	143001 741000	0.00	9,834.55	9,834.55	0.00	0.00	-	
									A/E under contract; construction to be completed 4/02
2-23	A/E STAIRS	143001 950000	0.00	25,361.91	25,361.91	0.00	0.00	-	
2-23	A/E UNDERGROUND STORAGE	143001 966000	0.00	0.00	0.00	0.00	0.00	-	
									Construction to be completed 12/01
2-23	OIL TANK 50	145001 860000	0.00	15,767.00	15,767.00	0.00	0.00	-	
2-23	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-23	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
									Construction to be completed 12/01
2-23	ROOFING	146018 000000	0.00	166,450.56	166,450.56	0.00	0.00	-	
									A/E under contract; construction to be completed 7/02
2-23	BASEMENRS/CELLARS 60	146019 704000	2,055,880.00	1,328,420.00	(727,460.00)	0.00	0.00	-	
2-23	FIRE PROTECTION & SAFETY	146020 000000	2,106,800.00	1,780,514.00	(326,286.00)	0.00	0.00	-	
									A/E to be selected 2/02
									A/E under contract; construction to be completed 4/02
2-23	HALLS 60	146021 810000	883,200.00	441,059.00	(442,141.00)	0.00	0.00	-	
2-23	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			5,045,880.00	3,767,407.02	(1,278,472.98)	0.00	0.00	-	
	OLD COLONY								
2-24	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	

2-24	CONSULTANTS 30	143001 741000	0.00	44,245.97	44,245.97	0.00	0.00	-	Project in planning A/E under contract; construction to be completed 8/02
2-24	LEAD PAINT REMOVAL 30	143001 837000	0.00	276,778.00	276,778.00	276,778.00	276,778.00	-	
2-24	A/E - ROOFS	143001 904000	0.00	0.00	0.00	0.00	0.00	-	
2-24	SMOKE DETECTORS 30	143001 940000	0.00	0.00	0.00	0.00	0.00	-	
2-24	A/E STAIRS	143001 950000	0.00	0.00	0.00	0.00	0.00	-	
2-24	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-24	OIL TANK 50	145001 860000	0.00	55,448.40	55,448.40	0.00	0.00	-	A/E to be selected 4/02
2-24	SITE GROUNDS	145011 000000	0.00	0.00	0.00	0.00	0.00	-	
2-24	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-24	ROOFING	146018 000000	2,365,533.00	2,365,533.00	0.00	0.00	0.00	-	A/E under contract; construction to be completed 4/02
2-24	FIRE PROTECTION & SAFETY	146020 000000	2,746,126.00	2,384,580.84	(361,545.16)	2,384,580.84	2,384,580.84	-	A/E to be selected 2/02
2-24	HALLS	146021 810000	368,880.00	368,880.00	0.00	0.00	0.00	-	A/E under contract; construction to be completed 4/02
2-24	504 COMPLIANCE	146021 812000	0.00	0.00	0.00	0.00	0.00	-	
2-24	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	-	
2-24	CONTINGENCY	150200 000000	0.00	0.00	0.00	0.00	0.00	-	
			5,480,539.00	5,495,466.21	14,927.21	2,661,358.84	2,661,358.84	-	

POND STREET

2-25	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-
			0.00	0.00	0.00	0.00	0.00	-

MARGARET COLLINS

2-26	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00	0.00	-
2-26	ENVIRONMENTAL HAZARD	146021 838000	0.00	0.00	0.00	0.00	0.00	-
			0.00	0.00	0.00	0.00	0.00	-

ANAPOLIS

2-27	WATERPROOFING 14	146014 970000	0.00	22,619.00	22,619.00	0.00	0.00	-	A/E under contract: Contruction to begin Spring, 2002
2-27	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-27	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			0.00	22,619.00	22,619.00	0.00	0.00	-	

ASHMONT

2-28	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	Construction to be completed
2-28	DOORS	146014 750000	0.00	0.00	0.00	0.00	0.00	-	
2-28	ELECTRICAL	146015 000000	0.00	5,000.00	5,000.00	0.00	0.00	-	
2-28	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			0.00	5,000.00	5,000.00	0.00	0.00	-	

HOLGATE

2-29	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00	-	A/E to be selected 12/2001
2-29	SITE	145011 000000	0.00	33,518.33	33,518.33	0.00	0.00	-	
2-29	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-29	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	

2-34	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			0.00	0.00	0.00	0.00	0.00	-	
WASHINGTON									
2-35	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-35	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-35	ROOFS	146018 000000	75,650.00	12,181.84	(63,468.16)	12,181.84	12,181.84	-	Construction to be completed
2-35	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	-	
2-35	504 COMPLIANCE	146021 812000	0.00	21,421.85	21,421.85	0.00	0.00	-	Construction to be completed
2-35	MAINTENANCE EQUIPMENT	147502 000000	0.00	0.00	0.00	0.00	0.00	-	
			75,650.00	33,603.69	(42,046.31)	12,181.84	12,181.84	-	
WEST NINTH STREET									
2-36	A/E	143001 000000	6,497.00	6,497.00	0.00	0.00	0.00	-	
2-36	HVAC	146016 000000	204,700.00	216,169.11	11,469.11	13,265.00	13,265.00	-	Construction to be completed
2-36	ROOFS	146018 000000	15,130.00	14,490.20	(639.80)	14,490.20	14,490.20	-	Construction to be completed
								-	A/E undercontract:
2-36	NON-RESIDENTIAL AREAS	147001 000000	0.00	77,784.00	77,784.00	0.00	0.00	-	Construction to begin 12/2001
			226,327.00	314,940.31	88,613.31	27,755.20	27,755.20	-	
JJ CARROLL									
2-37	A/E	143001 000000	2,804.00	2,804.00	0.00	0.00	0.00	-	
2-37	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
								-	A/E to be selected
2-37	HVAC	146016 000000	17,800.00	17,800.00	0.00	0.00	0.00	-	01/2002
2-37	ROOFS	146018 000000	0.00	2,500.00	2,500.00	0.00	0.00	-	

			20,604.00	23,104.00	2,500.00	0.00	0.00	-	
MEADE									
2-38	SITE GROUNDS	145011 000000	0.00	0.00	0.00	0.00	0.00	-	
2-38	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
			0.00	0.00	0.00	0.00	0.00	-	
MARTIN LUTHER KING									
2-40	A/E	143001 000000	9,674.00	9,674.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 12/2001
2-40	ELECTRICAL	146015 000000	31,150.00	31,150.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002
2-40	BUILDING EXTERIOR	146014 000000	53,400.00	53,400.00	0.00	0.00	0.00	-	Construction Completed. Change Order pending. Project in planning
2-40	HVAC	146016 000000	202,920.00	271,204.26	68,284.26	6,319.00	6,319.00	-	
2-40	NON-RESIDENTIAL AREAS	147001 000000	4,005.00	4,005.00	0.00	0.00	0.00	-	
			301,149.00	369,433.26	68,284.26	6,319.00	6,319.00	-	
EVA WHITE									
2-41	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-41	SITE GROUND	145011 000000	0.00	0.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 12/2001
2-41	ELECTRICAL	146015 000000	0.00	36,209.94	36,209.94	0.00	0.00	-	

2-41	504 COMPLIANCE 60	146021 812000	178,000.00	178,000.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 01/2002
2-41	WATERPROOFING 21	146021 970000	0.00	90,000.00	90,000.00	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002
			178,000.00	304,209.94	126,209.94	0.00	0.00	-	
WALNUT PARK									
2-42	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-42	WINDOWS & SCREENS 14	146014 975000	453,900.00	151,050.00	(302,850.00)	12,783.61	0.00	12,783.61	Construction completed Project in planning
2-42	HVAC	146016 000000	0.00	40,000.00	40,000.00	0.00	0.00	-	
			453,900.00	191,050.00	(262,850.00)	12,783.61	0.00	12,783.61	
FREDERICK DOUGLASS									
2-44A	A/E	143001 000000	0.00	6,511.52	6,511.52	0.00	0.00	-	A/E under contract: Construction to begin 3/2002
2-44A	WINDOWS & SCREENS 14	146014 975000	35,600.00	35,600.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 12/2001
2-44A	ELECTRICAL	146015 000000	0.00	46,367.61	46,367.61	0.00	0.00	-	
2-44A	PLUMBING	146017 000000	0.00	0.00	0.00	0.00	0.00	-	
2-44A	WATERPROOFING 21	146021 970000	0.00	60,000.00	60,000.00	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002

2-44A	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-
			35,600.00	148,479.13	112,879.13	0.00	0.00	-

155 NORTH HAMPTON

2-44B	A/E	143001 000000	0.00	1,584.00	1,584.00	0.00	0.00	-
2-44B	WINDOWS & SCREENS 14	146014 975000	35,600.00	35,600.00	0.00	0.00	0.00	-
2-44B	ELECTRICAL	146015 000000	0.00	14,999.00	14,999.00	0.00	0.00	-
2-44B	WATERPROOFING 21	146021 970000	0.00	0.00	0.00	0.00	0.00	-
2-44B	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-
			35,600.00	52,183.00	16,583.00	0.00	0.00	-

A/E under contract:
Construction to begin 3/2002
A/E under contract:
Construction to begin 12/2001

WASHINGTON MANOR

2-44C	A/E	143001 000000	0.00	659.50	659.50	0.00	0.00	-
2-44C	WINDOWS & SCREENS 14	146014 975000	35,600.00	35,600.00	0.00	0.00	0.00	-
2-44C	ELECTRICAL	146015 000000	0.00	20,000.00	20,000.00	0.00	0.00	-
2-44C	WATERPROOFING 21	146021 970000	0.00	15,059.00	15,059.00	0.00	0.00	-
2-44C	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-
			35,600.00	71,318.50	35,718.50	0.00	0.00	-

A/E under contract:
Construction to begin 3/2002
A/E under contract:
Construction to begin 12/2001
A/E under contract:
Construction to begin Spring, 2002

AMORY STREET

2-45	A/E	143001 000000	13,884.00	13,884.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 11/15/01 Project rescheduled
2-45	ENVIRONMENTAL HAZARD 30	143001 838000	0.00	67,670.00	67,670.00	0.00	0.00	-	
2-45	OIL TANK 30	143002 860000	0.00	0.00	0.00	0.00	0.00	-	
2-45	OIL TANK 50	145001 860000	0.00	10,000.00	10,000.00	6,157.00	370.00	5,787.00	
2-45	SITE IMPROVEMENTS	145011 000000	0.00	35,725.06	35,725.06	0.00	0.00	-	Construction completed
2-45	DOORS	146014 750000	0.00	32,455.42	32,455.42	0.00	0.00	-	
2-45	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-45	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-45	ROOFS	146018 000000	151,300.00	0.00	(151,300.00)	0.00	0.00	-	
			165,184.00	159,734.48	(5,449.52)	6,157.00	370.00	5,787.00	

GENERAL WARREN

2-47	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin 12/2001
2-47	NON-RESIDENTIAL AREAS	147001 000000	0.00	85,000.00	85,000.00	0.00	0.00	-	
			0.00	85,000.00	85,000.00	0.00	0.00	-	

TORRE UNIDAD

2-49	A/E	143001 000000	10,627.00	10,627.00	0.00	0.00	0.00	-
2-49	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-
2-49	SITE GROUNDS	145011 000000	0.00	0.00	0.00	0.00	0.00	-

2-49	BUILDING EXTERIOR	146014 000000	61,410.00	61,410.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002 Project in planning
2-49	HVAC	146016 000000	22,250.00	22,250.00	0.00	0.00	0.00	-	
2-49	504 COMPLIANCE 60	146021 812000	21,360.00	21,360.00	0.00	0.00	0.00	-	
2-49	WATERPROOFING 21	146021 970000	0.00	45,986.56	45,986.56	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002 Project in planning
2-49	WINDOWS & SCREENS 14	146014 975000	0.00	0.00	0.00	0.00	0.00	-	
2-49	PLUMBING	146017 000000	0.00	0.00	0.00	0.00	0.00	-	
2-49	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	-	
2-49	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			115,647.00	161,633.56	45,986.56	0.00	0.00	-	
ROCKLAND									
2-50	A/E	143001 000000	5,723.00	5,723.00	0.00	0.00	0.00	-	A/E under contract: Construction to begin Spring, 2002 Project in planning
2-50	BUILDING EXTERIOR	146014 000000	62,300.00	62,300.00	0.00	0.00	0.00	-	
2-50	WINDOWS & SCREENS 14	146014 975000	0.00	0.00	0.00	0.00	0.00	-	
2-50	ELECTRICAL	146015 000000	0.00	4,178.89	4,178.89	0.00	0.00	-	Project in planning
2-50	ELEVATORS	146021 760000	0.00	6,500.00	6,500.00	0.00	0.00	-	
2-50	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00	-	
2-50	ASBESTOS REMOVAL	146021 830000	0.00	50,000.00	50,000.00	0.00	0.00	-	Project in planning

2-50	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-
			68,023.00	128,701.89	60,678.89	0.00	0.00	-

CODMAN

2-51	ARCH & ENG	143001 000000	0.00	3,734.93	3,734.93	0.00	0.00	-
2-51	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00	0.00	-
2-51	WATERPROOFING 14	146014 970000	0.00	15,000.00	15,000.00	0.00	0.00	-
2-51	ELECTRICAL	146015 000000	0.00	9,043.77	9,043.77	0.00	0.00	-
			0.00	27,778.70	27,778.70	0.00	0.00	-

A/E under
contract:
Construction to
begin Spring,
2002
A/E under
contract:
Construction to
begin 12/2001

HERITAGE

2-52	A/E	143001 000000	30,474.00	30,474.00	0.00	0.00	0.00	-
2-52	SITE	145011 000000	0.00	0.00	0.00	0.00	0.00	-
2-52	BATHROOM	146012 000000	0.00	0.00	0.00	0.00	0.00	-
2-52	BUILDING EXTERIOR	146014 000000	122,400.00	122,400.00	0.00	0.00	0.00	-
2-52	ELECTRICAL	146015 000000	24,030.00	24,030.00	0.00	0.00	0.00	-
2-52	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-
2-52	PLUMBING	146017 000000	0.00	0.00	0.00	0.00	0.00	-
2-52	ROOFS	146018 000000	16,910.00	103,743.15	86,833.15	27,552.15	27,552.15	-

A/E under
contract:
Construction to
begin Spring,
2002
A/E under
contract:
Construction to
begin 12/2001

2-52	504 COMPLIANCE 60	146021 812000	31,150.00	31,150.00	0.00	0.00	-	Construction completed
			224,964.00	311,797.15	86,833.15	27,552.15	27,552.15	-
ST. BOTOLPH								
2-53	A/E	143001 000000	2,136.00	2,136.00	0.00	0.00	0.00	-
2-53	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-
2-53	WINDOWS & SCREENS 14	146014 975000	0.00	0.00	0.00	0.00	0.00	-
2-53	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-
2-53	HVAC	146016 000000	22,250.00	22,250.00	0.00	4,290.28	1,865.28	2,425.00
2-53	PLUMBING	146017 000000	40,100.00	48,167.73	8,067.73	0.00	0.00	-
2-53	504 COMPLIANCE 60	146021 812000	0.00	3,187.50	3,187.50	0.00	0.00	-
2-53	NON DWELLING CONSTRUCTION	147001 000000	2,670.00	2,670.00	0.00	0.00	0.00	-
			67,156.00	78,411.23	11,255.23	4,290.28	1,865.28	2,425.00
PASCIUCCO								
2-54	ARCH & ENG	143001 000000	18,423.00	18,423.00	0.00	0.00	0.00	-
2-54	WATERPROOFING 14	146014 970000	0.00	10,000.00	10,000.00	0.00	0.00	-
2-54	ELECTRICAL	146015 000000	0.00	23,390.00	23,390.00	0.00	0.00	-
2-54	HVAC	146016 000000	48,950.00	48,950.00	0.00	0.00	0.00	-
2-54	WINDOWS & SCREENS 14	146014 975000	22,292.00	22,292.00	0.00	0.00	0.00	-

2-58	BUILDING ENV DESIGN 30	143001 712000	105,000.00	602.00	(104,398.00)	0.00	0.00	-	A/E under contract; construction to be completed 4/02
2-58	BUILDING EXTERIOR	146014 000000	583,429.00	583,429.00	0.00	0.00	0.00	-	A/E under contract; construction to be completed 4/02
2-58	HALLS 60	146021 810000	0.00	56,320.00	56,320.00	0.00	0.00	-	Construction to be completed 1/02
2-58	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00	-	
			688,429.00	640,351.00	(48,078.00)	0.00	0.00	-	
INFILL II									
2-59	ENVIRONMENTAL HAZARD 30	143001 838000	0.00	9,839.00	9,839.00	0.00	0.00	-	
2-59	WINDOWS & SCREENS 19	146019 975000	0.00	7,500.00	7,500.00	0.00	0.00	-	
2-59	RELOCATION	149501 000000	0.00	372.00	372.00	0.00	0.00	-	
			0.00	17,711.00	17,711.00	0.00	0.00	-	
AUSONIA									
2-61	HVAC	146016 000000	35,600.00	35,600.00	0.00	0.00	0.00	-	Project in planning
2-61	OTHER	146021 000000	0.00	0.00	0.00	0.00	0.00	-	
2-61	504 COMPLIANCE 60	146021 812000	0.00	3,395.09	3,395.09	0.00	0.00	-	Construction to be completed
			35,600.00	38,995.09	3,395.09	0.00	0.00	-	
HASSAN									
2-62	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-62	BUILDING ENV DESIGN 30	143001 712000	0.00	1,900.00	1,900.00	1,900.00	1,900.00	-	

2-62	SITE GROUNDS	145011 000000	0.00	0.00	0.00	0.00	0.00	-	Construction completed
2-62	ELECTRICAL	146015 000000	7,565.00	7,565.00	0.00	1,780.38	1,780.38	-	
2-62	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract: Construction to begin 1/2002
2-62	ELEVATORS	146021 720000	0.00	109,908.18	109,908.18	0.00	0.00	-	
2-62	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			7,565.00	119,373.18	111,808.18	3,680.38	3,680.38	-	
PATRICIA WHITE									
2-71	A/E	143001 000000	8,141.00	8,141.00	0.00	0.00	0.00	-	
2-71	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00	0.00	-	
2-71	HVAC	146016 000000	114,810.00	205,874.47	91,064.47	14,260.00	13,265.00	995.00	Construction completed
2-71	FURNACE & BOILERS	146016 785000	0.00	35,685.00	35,685.00	0.00	0.00	-	Construction completed
2-71	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00	-	
			122,951.00	249,700.47	126,749.47	14,260.00	13,265.00	995.00	
ROSLYN									
2-72	A/E	143001 000000	24,920.00	24,920.00	0.00	0.00	0.00	-	
2-72	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
									A/E under contract: Construction to begin 11/15/2001
2-72	HVAC	146016 000000	124,600.00	124,600.00	0.00	975.00	0.00	975.00	
2-72	PLUMBING	146017 000000	66,750.00	66,750.00	0.00	750.00	0.00	750.00	
2-72	ROOFS	146018 000000	102,350.00	0.00	(102,350.00)	0.00	0.00	-	Cinstruction completed
2-72	CARPETS	146021 720000	0.00	0.00	0.00	0.00	0.00	-	

2-72	504 COMPLIANCE 60	146021 812000	0.00	6,214.25	6,214.25	0.00	0.00	-	Construction to be completed
			318,620.00	222,484.25	(96,135.75)	1,725.00	0.00	1,725.00	
RUTLAND / EAST SPRINGFIELD									
2-74	A/E STAIRS	143001 950000	0.00	3,570.00	3,570.00	2,561.47	2,561.47	-	Construction to be completed 1/02
2-74	HALLS 60	146021 810000	34,529.00	19,813.42	(14,715.58)	16,243.42	16,243.42	-	Construction to be completed 1/02
			34,529.00	23,383.42	(11,145.58)	18,804.89	18,804.89	-	
BELLFLOWER COURT									
2-77	A/E	143001 000000	2,047.00	2,047.00	0.00	0.00	0.00	-	Project in planning
2-77	DOORS	146014 750000	0.00	0.00	0.00	0.00	0.00	-	
2-77	HVAC	146016 000000	22,250.00	22,250.00	0.00	0.00	0.00	-	
2-77	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	
			24,297.00	24,297.00	0.00	0.00	0.00	-	
COMMONWEALTH									
2-82	NONTECHNICAL SALARIES	141001 000000	0.00	0.00	0.00	0.00	0.00	-	Projects in planning Project in planning Project rescheduled A/E to be selected 2/02
2-82	ARCH & ENG	143001 000000	10,000.00	6,430.00	(3,570.00)	0.00	0.00	-	
2-82	CONSULTANTS 30	143001 741000	0.00	43,388.60	43,388.60	1,918.80	0.00	1,918.80	
2-82	BUILDING ENVELOPE	146014 000000	301,571.00	0.00	(301,571.00)	0.00	0.00	-	
2-82	FIRE PROTECTION	146020 000000	22,000.00	0.00	(22,000.00)	0.00	0.00	-	
			333,571.00	49,818.60	(283,752.40)	1,918.80	0.00	1,918.80	

PEABODY SQUARE

2-83	A/E	143001 000000	7,430.00	7,430.00	0.00	0.00	0.00	-	
2-83	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	-	
2-83	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	-	
2-83	ROOFS	146018 000000	151,300.00	10,618.64	(140,681.36)	10,618.64	10,618.64	-	Construction to be completed
2-83	FIRE PROTECTION	146020 000000	0.00	10,095.52	10,095.52	0.00	0.00	-	Project in planning
2-83	504 COMPLIANCE 60	146021 000000	0.00	0.00	0.00	0.00	0.00	-	
			158,730.00	28,144.16	(130,585.84)	10,618.64	10,618.64	-	

FRANKLIN FIELD

2-89A	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	A/E under contract;
2-89A	A/E - BUILDING ENVELOPE	143001 712000	0.00	45,851.49	45,851.49	0.00	0.00	-	construction to begin 5/02
2-89A	CONSULTANTS 30	143001 741000	0.00	50,000.00	50,000.00	0.00	0.00	-	Project in planning
2-89A	A/E 504 COMPLIANCE 30	143001 812000	0.00	0.00	0.00	0.00	0.00	-	
2-89A	A/E - HEAT & HOT WATER	143001 817000	0.00	0.00	0.00	0.00	0.00	-	
2-89A	A/E - STAIRS	143001 950000	0.00	0.00	0.00	0.00	0.00	-	
2-89A	HVAC	146021 810000	0.00	225,280.00	225,280.00	0.00	0.00	-	Construction completed; closeout in progress
2-89A	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00	-	
			0.00	321,131.49	321,131.49	0.00	0.00	-	

HIGHLAND PARK

2-89B	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	-	
2-89B	BASEMENT/CELLARS 60	146019 704000	4,635.00	4,635.00	0.00	0.00	0.00	-	Project rescheduled

			4,635.00	4,635.00	0.00	0.00	0.00	-	
JOSEPH MALONE									
2-89C	ARCH & ENG	143001 000000	18,379.00	18,379.00	0.00	0.00	0.00	-	
2-89C	DOORS	146014 750000	0.00	0.00	0.00	0.00	0.00	-	
2-89C	ELECTRICAL	146015 000000	44,500.00	44,500.00	0.00	0.00	0.00	-	
2-83C	ROOFS	146018 000000	200,250.00	81,568.88	(118,681.12)	81,568.88	81,568.88	-	Construction to
2-89C	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	-	be completed
			263,129.00	144,447.88	(118,681.12)	81,568.88	81,568.88	-	

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program and Capital Fund Program Replacement Housing Factor

Office of Public and Indian Housing

Part I: Summary

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant No: MA06-P002-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY01
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☐ Original Annual Statement
 ☐ Reserve for Disasters/Emergencies
 ☒ Revised Annual Statement
☒ Performance and Evaluation Report for Period Ended 9/30/01
 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed)	-	-	-	-
3	1408 Management Improvement	3,185,047	3,185,047	-	-
	1408 Management Improvement	-	-	-	-
4	1410 Administration	2,792,915	2,792,915	-	-
5	1411 Audit	25,000	25,000	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	401,291	401,291	0	0
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	1,927,902	1,927,902	-	-
10	1460 Dwelling Structures	18,869,149	#####	-	-
11	1465.1 Dwelling Equipment-Non	-	-	-	-
12	1470 Nondwelling Structures	185,250	185,250	-	-
13	1475 Nondwelling Equipment	298,765	298,765	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	-	1,701,881	-	-
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed)	1,075,494	1,075,494	-	-
20	Amount of Annual Grant (Sum	28,760,813	#####	-	-
21	Amount of line 20 Related to LPB	1,071,200	1,071,200	-	-
22	Amount of line 20 Related to Sec	-	-	-	-
23	Amount of line 20 Related to Sec	897,227	897,227	-	-
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
26	Collateralization Expenses or Del	-	-	-	-

Signature of Executive Director and Date

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-01 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY01
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

AUTHORITY WIDE									
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		8,507.00	8,507.00	-	-	-	
2-00	MIS	140800 410000		207,270.00	207,270.00	-	-	-	
2-00	PUBLIC SAFETY	140800 412000		897,227.00	897,227.00	-	-	-	
2-00	STAFF TRAINING	140800 412003		197,595.00	197,595.00	-	-	-	
2-00	INTERNAL AUDIT	140800 414000		67,266.00	67,266.00	-	-	-	
2-00	ELDERLY SERVICES	140800 421000		300,167.00	300,167.00	-	-	-	
2-00	OCCUPANCY	140800 427000		217,355.00	217,355.00	-	-	-	
2-00	FAMILY SERVICES	140800 768000		652,309.00	652,309.00	-	-	-	
2-00	GRIEVANCE PANEL	140800 807000		49,393.00	49,393.00	-	-	-	
2-00	RISK MANAGEMENT	140800 899000		110,916.00	110,916.00	-	-	-	
2-00	RENT COLLECTION	140800 901000		40,682.00	40,682.00	-	-	-	
2-00	VACANCY REHAB	140800 967000		298,747.00	298,747.00	-	-	-	
2-00	YOUTH SERVICES	140800 990000		137,613.00	137,613.00	-	-	-	
2-00	ADMINISTRATIVE	141001 000000		1,991,274.00	1,991,274.00	-	-	-	
2-00	INDIRECT NONTECH SALARIES	141001 000001				-	-	-	
2-00	LOCAL TRAVEL	141001 000101				-	-	-	
2-00	LEGAL	141004 000000			-	-	-	-	
2-00	WORKER'S COMP	141009 001000			-	-	-	-	
2-00	WORKER'S COMP INDIRECT	141009 001001			-	-	-	-	
2-00	GROUP INSURANCE	141009 002000			-	-	-	-	
2-00	GROUP INSURANCE INDIRECT	141009 002001			-	-	-	-	
2-00	RETIREMENT	141009 003000			-	-	-	-	
2-00	RETIREMENT INDIRECT	141009 003001			-	-	-	-	
2-00	UNEMPLOYMENT	141009 004000			-	-	-	-	
2-00	UNEMPLOYMENT INDIRECT	141009 004001			-	-	-	-	
2-00	TRAVEL	141010 000000			-	-	-	-	
2-00	LOCAL TRAVEL	141010 000101			-	-	-	-	
2-00	LONG DISTANCE TRAVEL	141010 000102			-	-	-	-	
2-00	TELEPHONE	141016 000000			-	-	-	-	
2-00	SUNDRY ADMIN	141019 000000			-	-	-	-	
2-00	XEROX RENTAL & SUPPLY	141019 000101			-	-	-	-	
2-00	OFFICE SUPPLIES	141019 000103			-	-	-	-	
2-00	CONSULTANTS	141019 000105		801,641.00	801,641.00	-	-	-	
2-00	ADVERTISING	141019 000110				-	-	-	
2-00	PUBLICATIONS	141019 000111				-	-	-	
2-00	MAINTENANCE AGREEMENT	141019 000118				-	-	-	
2-00	DATA/TELECOMMUNICATION	141019 000137				-	-	-	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	-	-	-	
2-00	ARCH & ENG	143001 000000		75,000.00	75,000.00	-	-	-	
2-00	504 COMPLIANCE 30	143001 812000				-	-	-	
2-00	LEAD A/E	143001 837000				-	-	-	
2-00	ENVIRONMENTAL HAZARD 3	143001 838000			-	-	-	-	

2-00	SMOKE DETECTORS	143001 940000		-	-	-	-
2-00	OIL TANK	143002 860000		-	-	-	-
2-00	SUNDRY PLANNING COST	143019 000000		-	-	-	-
2-00	UNDERGROUND STORAGE	145001 000000	824,327.00	824,327.00	-	-	-
2-00	DOORS	146014 750000			-	-	-
2-00	WINDOWS & SCREENS 14	146014 975000			-	-	-
2-00	HVAC	146016 000000	500,000.00	500,000.00	-	-	-
2-00	504 COMPLIANCE 60	146021 812000			-	-	-
2-00	LEAD PAINT 60	146021 837000	1,071,200.00	1,071,200.00	-	-	-
2-00	ENVIRONMENTAL HAZARD 60	146021 838000			-	-	-
2-00	UNIT REHAB	146021 967000	287,158.00	287,158.00	-	-	-
2-00	FORCE ACCOUNT	146022 000000			-	-	-
2-00	OFFICE FURN & EQUIP	147501 000000	17,480.00	17,480.00	-	-	-
2-00	COMPUTERS	147501 742000	150,900.00	150,900.00	-	-	-
2-00	TELEPHONE	147501 959000			-	-	-
2-00	VEHICLES	147507 000000	130,385.00	130,385.00	-	-	-
2-00	RELOCATION	149501 000000			-	-	-
2-00	CONTINGENCY	150200 000000	1,075,494.00	1,075,494.00	-	-	-
			10,134,906.00	10,134,906.00	-	-	-

CHARLESTOWN							
2-01	ARCH & ENG	143001 000000	-	-	-	-	-
2-01	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-01	SITE	145001 000000	-	-	-	-	-
2-01	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-
2-01	BUILDING ENVELOPE	146014 000000	-	-	-	-	-
2-01	DOORS	146014 750000	-	-	-	-	-
2-01	WATERPROOFING 14	146014 970000	-	-	-	-	-
2-01	PLUMBING	146017 000000	-	-	-	-	-
2-01	FIRE PROTECTION	146020 000000	3,077,725.00	3,077,725.00	-	-	-
			3,077,725.00	3,077,725.00	-	-	-

MISSION						
2-03	ARCH & ENG	143001 000000	-	-	-	-
2-03	REDEVELOPMENT	149800 000000	-	-	-	-
2-03	SOIL REMEDIATION	149800 000102	-	-	-	-
			-	-	-	-
			-	-	-	-

LENOX STREET							
2-04	ARCH & ENG	143001 000000	-	-	-	-	-
2-04	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-04	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-04	ELECTRICAL	146015 000000	-	-	-	-	-
2-04	HVAC	146016 000000	-	-	-	-	-
2-04	PLUMBING	146017 000000	-	-	-	-	-
2-04	BASEMENTS	146019 704000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

ORCHARD PARK							
2-05	ARCH & ENG	143001 000000	-	-	-	-	-
2-05	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-
2-05	REDEVELOPMENT	149800 000000	-	-	-	-	-
2-05	SOIL REMEDIATION	149800 000102	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

	CATHEDRAL							
2-06	ARCH & ENG	143001 000000	-	-	-	-	-	-
2-06	UNDERGROUND STORAGE	145001 000000	250,000.00	250,000.00	-	-	-	-
2-06	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-	-
2-06	BUILDING ENVELOPE	146014 000000	564,200.00	564,200.00	-	-	-	-
2-06	UNIT REHAB	146021 000000	-	-	-	-	-	-
2-06	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-	-	-
2-06	MAINTENANCE EQUIPMENT	147502 000000	-	-	-	-	-	-
2-06	RELOCATION	149501 000000	-	-	-	-	-	-
			814,200.00	814,200.00	-	-	-	-

HEATH STREET							
2-07	ARCH & ENG	143001 000000	-	-	-	-	-
2-07	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-
2-07	DOORS	146014 750000	-	-	-	-	-
2-07	ELECTRICAL	146015 000000	-	-	-	-	-
2-07	HALLS 60	146021 810000	700,893.00	700,893.00	-	-	-
			700,893.00	700,893.00	-	-	-

MAVERICK							
2-08	ARCH & ENG	143001 000000	-	-	-	-	-
2-08	EXTRA ARCH/ENG FEES	143002 000000	-	-	-	-	-
2-08	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-08	DWELLING CONSTRUCTION	146001 000000	1,701,881.00	-	(1,701,881.00)	-	-
2-08	HVAC	146016 000000	-	-	-	-	-
2-08	FURNACE & BOILERS	146016 785000	-	-	-	-	-
2-08	DEVELOPMENT ACTIVITY	149900 000000	-	1,701,881.00	1,701,881.00	-	-
			1,701,881.00	1,701,881.00	-	-	-

	FRANKLIN HILL						
2-09	LIQUIDATED DAMAGES	141500 000000	-	-	-	-	-
2-09	ARCH & ENG	143001 000000	75,000.00	75,000.00	-	-	-
2-09	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-
2-09	KITCHEN	146011 000000	-	-	-	-	-
2-09	HVAC	146016 000000	-	-	-	-	-
2-09	ROOFING	146018 000000	1,419,234.00	1,419,234.00	-	-	-
2-09	FORCE ACCOUNT	146022 000000	-	-	-	-	-
2-09	RELOCATION	149501 000000	-	-	-	-	-
			1,494,234.00	1,494,234.00	-	-	-

WHITTIER STREET							
2-11	ARCH & ENG	143001 000000	40,000.00	40,000.00	-	-	-
2-11	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-11	ELECTRICAL	146015 000000	-	-	-	-	-
2-11	ROOFING	146018 000000	716,351.00	716,351.00	-	-	-
2-11	RELOCATION	149501 000000	-	-	-	-	-
			756,351.00	756,351.00	-	-	-

BEECH STREET							
2-13	ARCH & ENG	143001 000000	-	-	-	-	-
2-13	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-13	ELECTRICAL	146015 000000	-	-	-	-	-
2-13	HVAC	146016 000000	-	-	-	-	-
2-13	HALLS 60	146021 810000	-	-	-	-	-
2-13	504 COMPLIANCE 60	146021 812000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

2-14 ALICE TAYLOR
2-14 ARCH & ENG
2-14 HALLS 60
2-14 OFFICE FURN & EQUIP

143001 000000
146021 810000
147501 000000

-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

BROMLEY							
2-19	ARCH & ENG	143001 000000	-	-	-	-	-
2-19	SUNDRY PLANNING COST	146001 000000	-	-	-	-	-
2-19	DWELLING CONSTRUCTION	143019 000001	-	-	-	-	-
2-19	DOORS	146014 750000	-	-	-	-	-
2-19	ELECTRICAL	146015 000000	-	-	-	-	-
2-19	HVAC	146016 000000	-	-	-	-	-
2-19	OTHER	146021 000000	-	-	-	-	-
2-19	HALLS 60	146021 810000	358,547.00	358,547.00	-	-	-
2-19	504 COMPLIANCE 60	146021 812000	-	-	-	-	-
2-19	SPRINKLERS	146021 948000	-	-	-	-	-
			358,547.00	358,547.00	-	-	-

MARY ELLEN McCORMACK								
2-23	ARCH & ENG	143001 000000	-	-	-	-	-	-
2-23	UST 30	143001 966000	-	-	-	-	-	-
2-23	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-	-
2-23	KITCHEN	146011 000000	-	-	-	-	-	-
2-23	DOORS	146014 750000	-	-	-	-	-	-
2-23	ELECTRICAL	146015 000000	-	-	-	-	-	-
2-23	HVAC	146016 000000	-	-	-	-	-	-
2-23	FURNACE & BOILERS	146016 785000	-	-	-	-	-	-
2-23	ROOFING	146018 000000	-	-	-	-	-	-
2-23	HALLS 60	146021 810000	-	-	-	-	-	-
2-23	504 COMPLIANCE 60	146021 812000	-	-	-	-	-	-
2-23	FORCE ACCOUNT	146022 000000	-	-	-	-	-	-
2-23	RELOCATION	149501 000000	-	-	-	-	-	-
			<hr/>					
			-	-	-	-	-	-
			<hr/>					

	OLD COLONY							
2-24	ARCH & ENG	143001 000000	-	-	-	-	-	-
2-24	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-	-
2-24	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-	-
2-24	HVAC	146016 000000	846,764.00	846,764.00	-	-	-	-
2-24	ROOFING	146018 000000	865,939.00	865,939.00	-	-	-	-
2-24	BASEMENTS/CELLARS 60	146019 704000	1,423,388.00	1,423,388.00	-	-	-	-
2-24	HALLS 60	146021 810000	-	-	-	-	-	-
2-24	504 COMPLIANCE 60	146021 812000	-	-	-	-	-	-
2-24	ASBESTOS REMOVAL	146021 830000	-	-	-	-	-	-
			3,136,091.00	3,136,091.00	-	-	-	-

2-25

BICKFORD STREET
ARCH & ENG

143001 000000

-	-	-	-	-
-	-	-	-	-

MARGARET COLLINS							
2-26	ARCH & ENG	143001 000000	-	-	-	-	-
2-26	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-26	DOORS	146014 750000	34,219.00	34,219.00	-	-	-
2-26	WINDOWS AND SCREENS 14	146014 975000	-	-	-	-	-
2-26	PLUMBING	146017 000000	-	-	-	-	-
2-26	ROOFING	146018 000000	-	-	-	-	-
			34,219.00	34,219.00	-	-	-

	ANAPOLIS					
2-27	ARCH & ENG	143001 000000	-	-	-	-
2-27	SITE IMPROVEMENTS	145011 000000	-	-	-	-
2-27	DOORS	146014 750000	28,500.00	28,500.00	-	-
2-27	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-
			28,500.00	28,500.00	-	-

ASHMONT							
2-28	ARCH & ENG	143001 000000	-	-	-	-	-
2-28	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-28	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-28	DOORS	146014 750000	-	-	-	-	-
2-28	WINDOWS & SCREENS 14	146014 975000	-	-	-	-	-
2-28	ROOFING	146018 000000	-	-	-	-	-
2-28	FIRE PROTECTION	146020 000000	-	-	-	-	-
2-28	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-	-
2-28	COMMUNITY BUILDINGS	147011 000000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

HOLGATE							
2-29	ARCH & ENG	143001 000000	-	-	-	-	-
2-29	WINDOWS & SCREENS 14	146014 975000	28,500.00	28,500.00	-	-	-
2-29	ELECTRICAL	146015 000000	47,500.00	47,500.00	-	-	-
2-29	ROOFING	146018 000000	-	-	-	-	-
2-29	FIRE PROTECTION	146020 000000	-	-	-	-	-
2-29	ELEVATORS	146021 760000	-	-	-	-	-
2-29	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-	-
2-29	ADMIN/MAINT BUILDING	147012 000000	-	-	-	-	-
2-29	MAINTENANCE EQUIPMENT	147502 000000	-	-	-	-	-
			76,000.00	76,000.00	-	-	-

FOLEY APARTMENTS							
2-30	ARCH & ENG	143001 000000	2,138.00	2,138.00	-	-	-
2-30	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-30	SITE IMPROVEMENTS	145011 000000	23,750.00	23,750.00	-	-	-
2-30	WATERPROOFING 14	146014 970000	-	-	-	-	-
2-30	ELECTRICAL	146015 000000	-	-	-	-	-
2-30	ROOFING	146018 000000	-	-	-	-	-
2-30	FIRE PROTECTION	146020 000000	-	-	-	-	-
2-30	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-	-
			25,888.00	25,888.00	-	-	-

	GROVELAND						
2-32	ARCH & ENG	143001 000000	8,978.00	8,978.00	-	-	-
2-32	SITE IMPROVEMENTS	145011 000000	28,500.00	28,500.00	-	-	-
2-32	EXTERIOR WALLS	146014 000000	-	-	-	-	-
2-32	DOORS	146014 750000	71,250.00	71,250.00	-	-	-
2-32	WINDOWS & SCREENS 14	146014 975000	-	-	-	-	-
2-32	ROOFING	146018 000000	-	-	-	-	-
2-32	FIRE PROTECTION	146020 000000	-	-	-	-	-
			108,728.00	108,728.00	-	-	-

DAVISON							
2-34	ARCH & ENG	143001 000000	-	-	-	-	-
2-34	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-34	WINDOWS & SCREENS 14	146014 975000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

WASHINGTON							
2-35	ARCH & ENG	143001 000000	-	-	-	-	-
2-35	SITE IMPROVEMENTS	145011 000000	71,250.00	71,250.00	-	-	-
2-35	DOORS	146014 750000	19,950.00	19,950.00	-	-	-
2-35	WINDOWS AND SCREENS 14	146014 975000	-	-	-	-	-
2-35	ELECTRICAL	146015 000000	15,200.00	15,200.00	-	-	-
2-35	HVAC	146016 000000	-	-	-	-	-
2-35	FIRE PROTECTION & SAFETY	146020 000000	-	-	-	-	-
2-35	ASBESTOS REMOVAL	146021 830000	-	-	-	-	-
			106,400.00	106,400.00	-	-	-

WEST NINTH STREET							
2-36	ARCH & ENG	143001 000000	1,721.00	1,721.00	-	-	-
2-36	SITE IMPROVEMENTS	145011 000000	19,000.00	19,000.00	-	-	-
2-36	ROOFING	146018 000000	-	-	-	-	-
			20,721.00	20,721.00	-	-	-

CARROLL APARTMENTS							
2-37	ARCH & ENG	143001 000000	5,258.00	5,258.00	-	-	-
2-37	BUILDING ENVELOPE	146014 000000	-	-	-	-	-
2-37	SITE IMPROVEMENTS	145011 000000	39,900.00	39,900.00	-	-	-
2-37	ELECTRICAL	146015 000000	3,325.00	3,325.00	-	-	-
2-37	HVAC	146016 000000	-	-	-	-	-
2-37	ROOFING	146018 000000	-	-	-	-	-
2-37	NON-RESIDENTIAL AREAS	147001 000000	15,200.00	15,200.00	-	-	-
			63,683.00	63,683.00	-	-	-

MEADE APARTMENTS							
2-38	ARCH & ENG	143001 000000	-	-	-	-	-
2-38	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

	MARTIN LUTHER KING						
2-40	ARCH & ENG	143001 000000	9,405.00	9,405.00	-	-	-
2-40	DOORS	146014 750000	104,500.00	104,500.00	-	-	-
2-40	ELECTRICAL	146015 000000	-	-	-	-	-
2-40	HVAC	146016 000000	-	-	-	-	-
2-40	NON-RESIDENTIAL AREAS	147001 000000	-	-	-	-	-
			113,905.00	113,905.00	-	-	-

EVA WHITE						
2-41	ARCH & ENG	143001 000000	-	-	-	-
2-41	DOORS	146014 750000	9,975.00	9,975.00	-	-
2-41	EXTERIOR WALLS	146014 970000	-	-	-	-
			9,975.00	9,975.00	-	-

WALNUT PARK							
2-42	ARCH & ENG	143001 000000	-	-	-	-	-
2-42	SITE IMPROVEMENTS	145011 000000	42,750.00	42,750.00	-	-	-
2-42	DOORS	146014 750000	118,750.00	118,750.00	-	-	-
2-42	WINDOWS AND SCREENS 14	146014 975000	19,000.00	19,000.00	-	-	-
2-42	ROOFING	146018 000000	-	-	-	-	-
2-42	MAINTENANCE EQUIPMENT	147502 000000	-	-	-	-	-
2-42	FIRE PROTECTION	146020 000000	19,000.00	19,000.00	-	-	-
			199,500.00	199,500.00	-	-	-

FREDERICK DOUGLASS							
2-44A	ARCH & ENG	143001 000000	8,379.00	8,379.00	-	-	-
2-44A	SITE IMPROVEMENTS	145011 000000	17,100.00	17,100.00	-	-	-
2-44A	KITCHEN	146011 000000	-	-	-	-	-
2-44A	DOORS	146014 750000	-	-	-	-	-
2-44A	PLUMBING	146017 000000	-	-	-	-	-
2-44A	FIRE PROTECTION	146020 000000	42,750.00	42,750.00	-	-	-
			68,229.00	68,229.00	-	-	-

155 NORTH HAMPTON STREET							
2-44B	ARCH & ENG	143001 000000	6,840.00	6,840.00	-	-	-
2-44B	DOORS	146014 750000	-	-	-	-	-
2-44B	PLUMBING	146017 000000	-	-	-	-	-
2-44B	FIRE PROTECTION	146020 000000	42,750.00	42,750.00	-	-	-
			49,590.00	49,590.00	-	-	-

WASHINGTON MANOR							
2-44C	ARCH & ENG	143001 000000	8,740.00	8,740.00	-	-	-
2-44C	KITCHEN	146011 000000	-	-	-	-	-
2-44C	DOORS	146014 750000	7,627.00	7,627.00	-	-	-
2-44C	PLUMBING	146017 000000	-	-	-	-	-
2-44C	FIRE PROTECTION	146020 000000	42,750.00	42,750.00	-	-	-
			59,117.00	59,117.00	-	-	-

AMORY STREET							
2-45	ARCH & ENG	143001 000000	9,833.00	9,833.00	-	-	-
2-45	OIL TANK	143002 860000	-	-	-	-	-
2-45	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-45	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-45	EXTERIOR WALLS	146014 000000	-	-	-	-	-
2-45	DOORS	146014 750000	-	-	-	-	-
2-45	WINDOWS AND SCREENS 14	146014 975000	71,250.00	71,250.00	-	-	-
2-45	PLUMBING	146017 000000	-	-	-	-	-
2-45	FIRE PROTECTION	146020 000000	47,500.00	47,500.00	-	-	-
			128,583.00	128,583.00	-	-	-

GENERAL WARREN							
2-47	ARCH & ENG	143001 000000	2,727.00	2,727.00	-	-	-
2-47	DOORS	146014 750000	30,305.00	30,305.00	-	-	-
2-47	ROOFING	146018 000000	-	-	-	-	-
			33,032.00	33,032.00	-	-	-

TORRE UNIDAD							
2-49	ARCH & ENG	143001 000000	10,944.00	10,944.00	-	-	-
2-49	DOORS	146014 750000	104,500.00	104,500.00	-	-	-
2-49	ELECTRICAL	146015 000000	17,100.00	17,100.00	-	-	-
2-49	PLUMBING	146017 000000	-	-	-	-	-
2-49	FIRE PROTECTION	146020 000000	-	-	-	-	-
			132,544.00	132,544.00	-	-	-

ROCKLAND							
2-50	ARCH & ENG	143001 000000	3,420.00	3,420.00	-	-	-
2-50	ROOFING	146018 000000	-	-	-	-	-
2-50	FIRE PROTECTION	146020 000000	47,500.00	47,500.00	-	-	-
			50,920.00	50,920.00	-	-	-

CODMAN APARTMENTS							
2-51	ARCH & ENG	143001 000000	-	-	-	-	-
2-51	WATERPROOFING 14	146014 970000	-	-	-	-	-
2-51	HVAC	146016 000000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

HERITAGE							
2-52	ARCH & ENG	143001 000000	13,124.00	13,124.00	-	-	-
2-52	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-52	SITE IMPROVEMENTS	145011 000000	136,325.00	136,325.00	-	-	-
2-52	EXTERIOR WALLS	146014 000000	114,000.00	114,000.00	-	-	-
2-52	WINDOWS & SCREENS 14	146014 975000	-	-	-	-	-
2-52	PLUMBING	146017 000000	-	-	-	-	-
2-52	ROOFING	146018 000000	-	-	-	-	-
2-52	FIRE PROTECTION	146020 000000	-	-	-	-	-
			263,449.00	263,449.00	-	-	-

ST. BOTOLPH							
2-53	ARCH & ENG	143001 000000	-	-	-	-	-
2-53	WINDOWS & SCREENS 14	146014 975000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

PASCIUCCO							
2-54	ARCH & ENG	143001 000000	30,353.00	30,353.00	-	-	-
2-54	SITE IMPROVEMENTS	145011 000000	42,750.00	42,750.00	-	-	-
2-54	DOORS	146014 750000	85,500.00	85,500.00	-	-	-
2-54	ELECTRICAL	146015 000000	-	-	-	-	-
2-54	NON-RESIDENTIAL AREAS	147001 000000	114,000.00	114,000.00	-	-	-
			272,603.00	272,603.00	-	-	-

LOWER MILLS							
2-57	ARCH & ENG	143001 000000	24,539.00	24,539.00	-	-	-
2-57	SITE IMPROVEMENTS	145011 000000	57,000.00	57,000.00	-	-	-
2-57	DOORS	146014 750000	15,200.00	15,200.00	-	-	-
2-57	ELECTRICAL	146015 000000	15,200.00	15,200.00	-	-	-
2-57	WATERPROOFING 14	146014 970000	-	-	-	-	-
2-57	WINDOWS & SCREENS 14	146014 750000	38,000.00	38,000.00	-	-	-
			149,939.00	149,939.00	-	-	-

WEST NEWTON STREET							
2-58	ARCH & ENG	143001 000000	-	-	-	-	-
2-58	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-58	BUILDING EXTERIOR	146014 000000	598,634.00	598,634.00	-	-	-
2-58	HALLS	146021 810000	120,568.00	120,568.00	-	-	-
2-58	RELOCATION	149501 000000	-	-	-	-	-
			719,202.00	719,202.00	-	-	-

2-59

INFILL II
DWELLING CONSTRUCTION

146001 000000

-	-	-	-	-
-	-	-	-	-

	AUSONIA							
2-61	ARCH & ENG	143001 000000	-	-	-	-	-	-
2-61	ELECTRICAL	146015 000000	19,000.00	19,000.00	-	-	-	-
2-61	ROOFING	146018 000000	-	-	-	-	-	-
2-61	FIRE PROTECTION	146020 000000	-	-	-	-	-	-
2-61	NON-RESIDENTIAL AREAS	147001 000000	8,550.00	8,550.00	-	-	-	-
			27,550.00	27,550.00	-	-	-	-

	HASSAN						
2-62	ARCH & ENG	143001 000000	22,230.00	22,230.00	-	-	-
2-62	SUNDRY PLANNING COST	143019 000000	-	-	-	-	-
2-62	SITE IMPROVEMENTS	145011 000000	142,500.00	142,500.00	-	-	-
2-62	DOORS	146014 750000	80,750.00	80,750.00	-	-	-
2-62	ELECTRICAL	146015 000000	-	-	-	-	-
2-62	ROOFING	146018 000000	-	-	-	-	-
2-62	FIRE PROTECTION	146020 000000	-	-	-	-	-
2-62	NON-RESIDENTIAL AREAS	147001 000000	23,750.00	23,750.00	-	-	-
			269,230.00	269,230.00	-	-	-

SPRNG STREET						
2-70	ARCH & ENG	143001 000000	5,129.00	5,129.00	-	-
2-70	SUNDRY PLANNING COST	143019 000000	-	-	-	-
2-70	SITE IMPROVEMENTS	145011 000000	57,000.00	57,000.00	-	-
2-70	WATERPROOFING 14	146014 970000	-	-	-	-
2-70	ELECTRICAL	146015 000000	-	-	-	-
2-70	HVAC	146016 000000	-	-	-	-
			62,129.00	62,129.00	-	-

PATRICIA WHITE							
2-71	ARCH & ENG	143001 000000	7,609.00	7,609.00	-	-	-
2-71	SITE IMPROVEMENTS	145011 000000	57,000.00	57,000.00	-	-	-
2-71	DOORS	146014 750000	11,400.00	11,400.00	-	-	-
2-71	ELECTRICAL	146015 000000	-	-	-	-	-
2-71	HVAC	146016 000000	-	-	-	-	-
2-71	NON-RESIDENTIAL AREAS	147001 000000	16,150.00	16,150.00	-	-	-
			92,159.00	92,159.00	-	-	-

	ROSLYN APARTMENTS						
2-72	ARCH & ENG	143001 000000	1,710.00	1,710.00	-	-	-
2-72	FIRE PROTECTION	146020 000000	47,500.00	47,500.00	-	-	-
2-72	NON-RESIDENTIAL AREAS	147001 000000	7,600.00	7,600.00	-	-	-
			56,810.00	56,810.00	-	-	-

	RUTLAND / EAST SPRINGFIELD							
2-74	ARCH & ENG	143001 000000	-	-	-	-	-	-
2-74	STAIRWAYS 30	143001 950000	-	-	-	-	-	-
2-74	HVAC	146016 000000	-	-	-	-	-	-
2-74	FIRE PROTECTION	146020 000000	-	-	-	-	-	-
2-74	HALLS	146021 810000	232,846.00	232,846.00	-	-	-	-
2-74	RELOCATION MOVING & FAMILY	149501 000000	-	-	-	-	-	-
			232,846.00	232,846.00	-	-	-	-

	BELL FLOWER						
2-77	ARCH & ENG	143001 000000	17,955.00	17,955.00	-	-	-
2-77	SITE IMPROVEMENTS	145011 000000	42,750.00	42,750.00	-	-	-
2-77	ROOFING	146018 000000	95,000.00	95,000.00	-	-	-
2-77	FIRE PROTECTION	146020 000000	61,750.00	61,750.00	-	-	-
			217,455.00	217,455.00	-	-	-

COMMONWEALTH							
2-82	ARCH & ENG	143001 000000	-	-	-	-	-
2-82	SITE IMPROVEMENTS	145011 000000	-	-	-	-	-
2-82	BUILDING EXTERIOR	146014 000000	1,783,083.00	1,783,083.00	-	-	-
2-82	HVAC	146016 000000	-	-	-	-	-
2-82	FIRE PROTECTION	146020 000000	924,775.00	924,775.00	-	-	-
			2,707,858.00	2,707,858.00	-	-	-

PEABODY SQUARE						
2-83	ARCH & ENG	143001 000000	2,137.00	2,137.00	-	-
2-83	WATERPROOFING 14	146014 970000	-	-	-	-
2-83	FIRE PROTECTION	146020 000000	23,750.00	23,750.00	-	-
			25,887.00	25,887.00	-	-

FRANKLIN FIELD							
2-89A	ARCH & ENG	143001 000000	-	-	-	-	-
2-89A	BUILDING ENV. DESIGN 30	143001 712000	-	-	-	-	-
2-89A	HVAC	146016 000000	-	-	-	-	-
2-89A	HALLS	146021 810000	95,212.00	95,212.00	-	-	-
			95,212.00	95,212.00	-	-	-

HIGHLAND PARK							
2-89B	ARCH & ENG	143001 000000	-	-	-	-	-
2-89B	DWELLING CONSTRUCTION	146001 000000	-	-	-	-	-
2-89B	WATERPROOFING 14	146014 970000	-	-	-	-	-
2-89B	FURNACE & BOILERS	146016 785000	-	-	-	-	-
			-	-	-	-	-
			-	-	-	-	-

JOSEPH MALONE							
2-89C	ARCH & ENG	143001 000000	8,122.00	8,122.00	-	-	-
2-89C	SITE IMPROVEMENTS	145011 000000	76,000.00	76,000.00	-	-	-
			84,122.00	84,122.00	-	-	-

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-13 WASHINGTON-BEECH	09/30/04			09/30/06			
2-23 M.E. McCORMACK	09/30/04			09/30/06			
2-24 OLDCOLONY	09/30/04			09/30/06			
2-58 WESTNEWTON	09/30/04			09/30/06			
2-74 RUTLAND	09/30/04			09/30/06			
2-82 COMMONWEALTH	09/30/04			09/30/06			
2-89A FRANKLINFIELD	09/30/04			09/30/06			
2-89B HIGHLANDPARK	09/30/04			09/30/06			
<u>Program Income</u>							
<u>2-06</u> <u>CATHEDRAL</u>	<u>09/30/03</u>			<u>09/30/04</u>			
<u>2-13</u> <u>WASHINGTON-BEECH</u>	<u>09/30/03</u>			<u>09/30/04</u>			
<u>2-24</u> <u>OLDCOLONY</u>	<u>09/30/02</u>			<u>09/30/03</u>			
<u>2-82</u> <u>COMMONWEALTH</u>	<u>09/30/02</u>			<u>09/30/03</u>			
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement Signature of Executive Director and Date				(2) To be completed for the Performance and Evaluation Report Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-26 M. COLLINS	09/30/04			09/30/06			
2-27 ANNAPOLIS	09/30/04			09/30/06			
2-28 ASHMONT	09/30/04			09/30/06			
2-29 HOLGATE	09/30/04			09/30/06			
2-30 FOLEY	09/30/04			09/30/06			
2-34 DAVISON	09/30/04			09/30/06			
2-35 WASHINGTON STREET	09/30/04			09/30/06			
2-36 W. NINTH STREET	06/30/99			09/30/00			
2-37 JOHN CARROLL	09/30/04			09/30/06			
2-38 J.J. MEADE	09/30/04			09/30/06			
2-40 MLK TOWERS	09/30/04			09/30/06			
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-41 EVA WHITE	09/30/04			09/30/06			
2-42 WALNUT PARK	09/30/04			09/30/06			
2-44A F. DOUGLASS	09/30/04			09/30/06			
2-44B HAMPTON HOUSE	09/30/04			09/30/06			
2-44C WASHINGTON MANOR	09/30/04			09/30/06			
2-45 AMORY STREET	09/30/04			09/30/06			
2-47 GENERAL WARREN	09/30/04			09/30/06			
2-49 TORRE UNIDAD	06/30/99			09/30/00			
2-50 ROCKLAND	09/30/04			09/30/06			
2-51 CODMAN	09/30/04			09/30/06			
2-52 HERITAGE	09/30/04			09/30/06			
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
PART III: Implementation Schedule

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised	Actual	Original	Revised	Actual	
2-53 ST. BOTOLPH	09/30/04			09/30/06			
2-54 PASCIOCCO	09/30/04			09/30/06			
2-57 LOWERMILLS	09/30/04			09/30/06			
2-61 AUSONIA	09/30/04			09/30/06			
2-62 HASSAN	09/30/04			09/30/06			
2-70 SPRING STREET	09/30/04			09/30/06			
2-71 PATRICIA WHITE	09/30/04			09/30/06			
2-72 ROSLYN	06/30/99			09/30/00			
2-77 BELLFLOWER	09/30/04			09/30/06			
2-83 PEABODY SQUARE	09/30/04			09/30/06			
2-89C JOSEPH MALONE	09/30/04			09/30/06			
1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement				(2) To be completed for the Performance and Evaluation Report			
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant type and Number: Capital Fund Program Grant Mo: MA06-P002-709-99 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY99
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___Original Annual Statement
___Performance and Evaluation Report

___Reserve for Disasters/Emergencies

__X_Revised Annual Statement/Revision Number 1

__X_Final Performance and Evaluation Report For the Period Ended 9/30/01

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-GCP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	364,823	364,823	364,823	364,823
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1498 Mod Used of Development	-	-	-	-
18	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
19	Amount of Annual Grant (Sum of lines 2-19) *	364,823	364,823	364,823	364,823
20	Amount of line 19 Related to LPB Testing	-	-	-	-
21	Amount of line 19 Related to Section 504 Compliance	-	-	-	-
22	Amount of line 19 Related to Security	-	-	-	-
23	Amount of line 19 Related to Energy Conservation Measures	-	-	-	-
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Annual Statement Performance and Evaluation Report Part II: Supporting Pages			U.S. Department of Housing and Urban Development Office of Public and Indian Housing							
Dev. No./	General Description	Dev. Account	Total Estimated Cost			Total Actual Costs				Status of Proposed Work
Name	of Proposed Work Items	Number	Approved	Revised	Difference	Obligated	RAW	Expended		
AUTHORITY WIDE										
2-00	VACANT UNIT REHAB	146021 967000	79,540	65,068	(14,472)	65,068	38,430	65,068		
			79,540	65,068	(14,472)	65,068		65,068		
CATHEDRAL										
2-06	VACANT UNIT REHAB	146021 967000	184,823	188,838	4,015	188,838	58,673	188,838		
			184,823	188,838	4,015	188,838		188,838		
OLD COLONY										
2-24	VACANT UNIT REHAB	146021 967000	100,460	110,917	10,457	110,917	5,062	110,917		
			100,460	110,917	10,457	110,917		110,917		

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-001		DevelopmentName Charlestown		DOFADate or ConstructionDate 05/01/1941	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	
		NumberofBuildings 45		NumberofVacantUnits 84	
		CurrentBedroomDistribution 0 <u>0</u> 1 <u>363</u> 2 <u>432</u> 3 <u>250</u> 4 <u>73</u> 5 <u>3</u> 5+ _____		TotalCurrent Units 1,109	
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)	
1. SiteImprovements				1	
2. UnitModernization				3	
3. Roofing				5	
4. ExteriorWalls				1	
5. Doors				5	
6. Windows				1	
7. Stair/Halls				1	
8. Non-ResidentialAreas				3	
9. Elevators				N/A	
10. FireProtection				1	
11. Plumbing				1	
12. HVAC				2	
13. Electrical				3	
14. VacantUnitRehabilitation				5	
15. LeadPaint				5	
16. Asbestos				5	
17. Non-DwellingEquipment				5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$54,621,959	
PerUnitHardCost				\$49,253	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared				April1999	
Source(s)ofInformation:					
ResidentComments		Management/MaintenancePersonnel		SiteInspections	
A/ERecommendations					

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-003		DevelopmentName MissionMain		DOFADate or ConstructionDate 04/01/1941	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>	
NumberofBuildings 0		NumberofVacantUnits N/A		CurrentBedroomDistribution	
0 N/A 1 N/A 2 N/A		3 N/A 4 N/A 5 N/A		TotalCurrent Units N/A	
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)	
DemolishedaspartofHopeVIrevitalizationprogramusingHOPEVICGPdevelopmentfundsandprivateequity.BHASentDemolition CertificationtoHUDforthisdevelopmentonJanuary12,2001.New constructionofreplacementhousing,approvedaspartoftheHopeVI grant,hasseparateddevelopmentnumbers.					
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				N/A	
PerUnitHardCost					
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost Yes				No	
DevelopmentHasLong-TermPhysicalandSocialViability Yes				No	
DateAssessmentPrepared				RevisedMarch2001	
Source(s)ofInformation: HOPEVIstaff					

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName				<input type="checkbox"/> Original	
BostonHousingAuthority				<input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber		DevelopmentName		DOFADate or ConstructionDate	
MA06-P002-114		MissionMain--Phasel		1/28/2000	
DevelopmentType:		OccupancyType:		StructureType:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>	Detached/Semi-Detached	<input type="checkbox"/>
TurnkeyIII-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>	Row	<input checked="" type="checkbox"/>
TurnkeyIII-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>	Walk-up	<input type="checkbox"/>
MutualHelp	<input type="checkbox"/>			Elevator	<input checked="" type="checkbox"/>
Section23,BondFinanced	<input type="checkbox"/>				
NumberofBuildings				NumberofVacantUnits	
15				0	
CurrentBedroomDistribution(publichousingonly)					
0 0 1 120 2 81					
3 33 4 25 5 0					
5+ 0					
TotalCurrent				Units	
				259publichousing	
				51marketrates	
				310total	
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)	
Allnewconstruction					
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				N/A	
PerUnitHardCost					
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes No	
DevelopmentHasLong-TermPhysicalandSocialViability				Yes No	
DateAssessmentPrepared				RevisedJanuary2002	
Source(s)ofInformation: HOPEVlstaff					

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-117		DevelopmentName MissionMain--Phasell	
DOFADate or ConstructionDate 9/30/2001			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 11	
CurrentBedroomDistribution(publichousingonly) 0 0 1 0 2 48 3 76 4+ 15		NumberofVacantUnits 0	
GeneralDescriptionofNeededPhysicalImprovements Allnewconstruction		TotalCurrent Units 114publichousing 25marketrate 139total	
Urgencyof Need(1-5)			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		N/A	
PerUnitHardCost			
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: HOPEVlstaff			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input checked="" type="checkbox"/> Original	
BostonHousingAuthority		<input type="checkbox"/> RevisionNumber	
DevelopmentNumber	DevelopmentName		DOFADate or ConstructionDate
	MissionMain--PhaseIII		
DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	6
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	
MutualHelp <input type="checkbox"/>		Elevator <input type="checkbox"/>	
Section23,BondFinanced <input type="checkbox"/>			
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
Underconstruction			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			N/A
PerUnitHardCost			
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			No
DevelopmentHasLong-TermPhysicalandSocialViability			No
DateAssessmentPrepared			RevisedMarch2001
Source(s)ofInformation: HOPEVlstaff			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber MA06-P002-004		DevelopmentName LenoxStreet	
DOFADate 11/01/1940 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 12 CurrentBedroomDistribution 0 1 144 2 120 3 42 4 5 5+	
NumberofVacantUnits 10 3% TotalCurrent Units 305			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		N/A	
10. FireProtection		3	
11. Plumbing		1	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		2	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$15,567,773	
PerUnitHardCost		\$51,042	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-005		DevelopmentName OrchardGardens Phase1&Phase2		DOFADate 12/01/1942 or ConstructionDate	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 0 CurrentBedroomDistribution 0 N/A 1 N/A 2 N/A 3 N/A 4 N/A 5 N/A 5+ N/A	NumberofVacantUnits N/A TotalCurrent Units N/A
GeneralDescriptionofNeededPhysicalImprovements DemolishedaspartofHopeVIrevitalizationprogramusingHOPEVI CGPdevelopmentfundsandprivateequity.BHAsentDemolition CertificationtoHUDforthisdevelopmentonJanuary12,2001.New constructionofreplacementhousing,approvedaspartoftheHopeVI grant,hasseparateddevelopmentnumbers.					Urgencyof Need(1-5)
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements					
PerUnitHardCost					
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost					Yes No
DevelopmentHasLong-TermPhysicalandSocialViability					Yes No
DateAssessmentPrepared					RevisedMarch2001
Source(s)ofInformation: HopeVlstaff					

PhysicalNeedsAssessment

CapitalFundProgram(CFP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber	DevelopmentName	DOFADate 1/30/1999 or ConstructionDate	
MA06-P002-113	OrchardPark--PhasesI&2		
DevelopmentType:	OccupancyType:	StructureType:	NumberofBuildings
Rental <input checked="" type="checkbox"/>	Family <input checked="" type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	31
TurnkeyIII-Vacant <input type="checkbox"/>	Elderly <input type="checkbox"/>	Row <input checked="" type="checkbox"/>	CurrentBedroomDistribution(publichousingonly)
TurnkeyIII-Occupied <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	0 0 1 30 2 60
MutualHelp <input type="checkbox"/>		Elevator <input type="checkbox"/>	3 69 4 20 5 5
Section23,BondFinanced <input type="checkbox"/>			5+ 0
GeneralDescriptionofNeededPhysicalImprovements		NumberofVacantUnits 0	
Allnewconstruction/substantialrehab		Urgencyof Need(1-5)	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			
PerUnitHardCost			
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes No	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: HopeVlstaff			

PhysicalNeedsAssessment

CapitalFundProgram(CFP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName						<input type="checkbox"/> Original			
BostonHousingAuthority						<input checked="" type="checkbox"/> RevisionNumber 1			
DevelopmentNumber MA06-P002-115		DevelopmentName OrchardGardens--PhaseIII				DOFADate or ConstructionDate 1/30/2000			
DevelopmentType: Rental TurnkeyIII-Vacant TurnkeyIII-Occupied MutualHelp Section23,BondFinanced		OccupancyType: Family Elderly Mixed		StructureType: Detached/Semi-Detached Row Walk-up Elevator		NumberOfBuildings 8+DearbornSchoolconversion & maintenancebuilding CurrentBedroomDistrib.(publichousingonly) 0 0 1 43 2 27 3 25 4 3 5 0 5+ 0		NumberOfVacantUnits 0 TotalCurrentUnits 98publichousing 17marketrate 115total	
GeneralDescriptionofNeededPhysicalImprovements							Urgencyof Need(1-5)		
Allnewconstruction									
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements									
PerUnitHardCost									
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost						Yes	No		
DevelopmentHasLong-TermPhysicalandSocialViability						Yes	No		
DateAssessmentPrepared						RevisedJanuary2002			
Source(s)ofInformation: HopeVlstaff									

PhysicalNeedsAssessment

CapitalFundProgram(CFP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<div style="float:right">Original _____ <input checked="" type="checkbox"/> RevisionNumber 1</div>						
BostonHousingAuthority								
DevelopmentNumber MA06-P002-116	DevelopmentName OrchardGardens--Off-SitePhasel						DOFADate or ConstructionDate 9/30/2000	
DevelopmentType: Rental TurnkeyIII-Vacant TurnkeyIII-Occupied MutualHelp Section23,BondFinanced	<div>X</div>	OccupancyType: Family Elderly Mixed	<div>X</div>	StructureType: Detached/Semi-Detached Row Walk-up Elevator	<div></div> <div>X</div> <div></div> <div></div>	NumberOfBuildings 16	NumberOfVacantUnits 0	CurrentBedroomDistribution(publihousingonly) TotalCurrent Units
GeneralDescriptionofNeededPhysicalImprovements							Urgencyof Need(1-5)	
Allnewconstruction.Soilissuesremaining.								
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements								
PerUnitHardCost								
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost	Yes	No				No		
DevelopmentHasLong-TermPhysicalandSocialViability	Yes	No				No		
DateAssessmentPrepared							RevisedJanuary2002	
Source(s)ofInformation:								
HopeVlstaff								

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber MA06-P002-006		DevelopmentName Cathedral	
DOFADate 07/01/1951 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 44 CurrentBedroomDistribution 0 1 112 2 176 3 160 4 27 5 5+ 27	
NumberofVacantUnits 246 TotalCurrent 59% Units 417			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		1	
3. Roofing		2	
4. ExteriorWalls		2	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		3	
9. Elevators		1	
10. FireProtection		1	
11. Plumbing		5	
12. HVAC		5	
13. Electrical		3	
14. VacantUnitRehabilitation		1	
15. LeadPaint		4	
16. Asbestos		4	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$21,531,140	
PerUnitHardCost		\$51,633	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel MasterPlan A/ERecommendations			

PhysicalNeedsAssessment
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U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 5	
DevelopmentNumber MA06-P002-007		DevelopmentName HeathStreet	
DOFADate 02/01/1942 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 19 CurrentBedroomDistribution 0 1 30 2 108 3 101 4 43 5 10 5+	
NumberofVacantUnits 4 1% TotalCurrent Units 286			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		1	
3. Roofing		4	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		1	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		3	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		2	
14. VacantUnitRehabilitation		1	
15. LeadPaint		4	
16. Asbestos		1	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$4,420,364	
PerUnitHardCost		\$15,456	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments A/ERecommendations Management/MaintenancePersonnel MasterPlan SiteInspections			

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U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber MA06-P002-008		DevelopmentName Maverick	
DOFADate 09/01/1942 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 13 CurrentBedroomDistribution 0 1 91 2 136 3 120 4 51 5 14 5+ 1
NumberofVacantUnits 11 3% TotalCurrent Units 411			
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
1. SiteImprovements			1
2. UnitModernization			4
3. Roofing			4
4. ExteriorWalls			5
5. Doors			5
6. Windows			5
7. Stair/Halls			3
8. Non-ResidentialAreas			0
9. Elevators			0
10. FireProtection			5
11. Plumbing			2
12. HVAC			1
13. Electrical			5
14. VacantUnitRehabilitation			5
15. LeadPaint			1
16. Asbestos			1
17. Non-DwellingEquipment			0
18. NewDevelopment			1
Note:RecentlyreceivedHopeVIaward,demolitionexpected			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$22,589,339
PerUnitHardCost			\$54,962
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/> No (underHopeVIrevitalization)
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/> No (underHopeVIrevitalization)
DateAssessmentPrepared			RevisedJanuary2002
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input checked="" type="checkbox"/> Original <input type="checkbox"/> RevisionNumber	
DevelopmentNumber MA06-P002-		DevelopmentName Maverick/HopeVIRevitalizationProgram		DOFADate or ProposedConstructionDate <u>4/1/2003</u>	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>	
		NumberofBuildings N/A ProposedBedroomDistribution 0 <u>0</u> 1 <u>86</u> 2 <u>75</u> 3 <u>106</u> 4 <u>19</u> 5 <u>0</u> 5+ <u>0</u>		NumberofVacantUnits N/A %N/A TotalUnits 229 (proposednewconstruction underHopeVI)	
GeneralDescriptionofNeededPhysicalImprovements <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <ol style="list-style-type: none"> 1. SiteImprovements 2. UnitModernization 3. Roofing 4. ExteriorWalls 5. Doors 6. Windows 7. Stair/Halls 8. Non-ResidentialAreas 9. Elevators 10. FireProtection 11. Plumbing 12. HVAC 13. Electrical 14. VacantUnitRehabilitation 15. LeadPaint 16. Asbestos 17. Non-DwellingEquipment 18. NewDevelopment </div> <div style="width: 35%; text-align: right;"> Urgencyof Need(1-5) 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1 </div> </div>					
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements					\$41,636,363
PerUnitHardCost					\$181,818
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared					November2001

Source(s)ofInformation:

HopeVIProposal

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 4		
DevelopmentNumber MA06-P002-009		DevelopmentName FranklinHill		
DOFADate 12/01/1952 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 9 CurrentBedroomDistribution 0 1 54 2 172 3 113 4 26 5 1 5+ <input type="checkbox"/>	NumberofVacantUnits 18 5% TotalCurrent Units 364
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				5
3. Roofing				1
4. ExteriorWalls				4
5. Doors				5
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				2
9. Elevators				N/A
10. FireProtection				3
11. Plumbing				2
12. HVAC				1
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				2
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$16,483,174
PerUnitHardCost				\$45,283
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedJanuary2002
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber		DevelopmentName	
MA06-P002-011		WhittierStreet	
DOFADate		04/01/1953	
or		ConstructionDate	
DevelopmentType:		OccupancyType:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>
TurnkeyIII-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>
TurnkeyIII-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
MutualHelp	<input type="checkbox"/>		
Section23,BondFinanced	<input type="checkbox"/>		
StructureType:		NumberofBuildings	
Detached/Semi-Detached	<input type="checkbox"/>	9	
Row	<input type="checkbox"/>	CurrentBedroomDistribution	
Walk-up	<input checked="" type="checkbox"/>	0 1 12 2 120	
Elevator	<input type="checkbox"/>	3 56 4 12 5	
		5+ 199	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof	
		Need(1-5)	
1. SiteImprovements		2	
2. UnitModernization		3	
3. Roofing		1	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		2	
9. Elevators		5	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		1	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		2	
16. Asbestos		4	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$14,371,020	
PerUnitHardCost		\$72,216	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared		RevisedDecember2000	
Source(s)ofInformation:			
ResidentComments		Management/MaintenancePersonnel	
A/ERecommendations		SiteInspections	

PhysicalNeedsAssessment

CapitalFundProgram(CFP)

**U.S. Department of Housing
and Urban Development
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 4	
DevelopmentNumber		DevelopmentName	
MA06-P002-013		Washington-Beech	
DOFADate or ConstructionDate		01/01/1953	
DevelopmentType:		OccupancyType:	
Rental <input checked="" type="checkbox"/>		Family <input checked="" type="checkbox"/>	
TurnkeyIII-Vacant <input type="checkbox"/>		Elderly <input type="checkbox"/>	
TurnkeyIII-Occupied <input type="checkbox"/>		Mixed <input type="checkbox"/>	
MutualHelp <input type="checkbox"/>			
Section23,BondFinanced <input type="checkbox"/>			
StructureType:		NumberofBuildings	
Detached/Semi-Detached <input type="checkbox"/>		16	
Row <input type="checkbox"/>		CurrentBedroomDistribution	
Walk-up <input checked="" type="checkbox"/>		0 1 48 2 118	
Elevator <input type="checkbox"/>		3 70 4 14 5 16	
		5+ 2	
NumberofVacantUnits		17	
TotalCurrent		6%	
Units		265	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		2	
3. Roofing		4	
4. ExteriorWalls		4	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		2	
9. Elevators		N/A	
10. FireProtection		3	
11. Plumbing		3	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		4	
15. LeadPaint		5	
16. Asbestos		2	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$12,234,509	
PerUnitHardCost		\$46,168	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation:			
ResidentComments		Management/MaintenancePersonnel	
A/ERecommendations		SiteInspections	

PhysicalNeedsAssessment
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U.S.DepartmentofHousing
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 5	
DevelopmentNumber MA06-P002-014*		DevelopmentName AliceHeywardTaylor--allbuildingsexcept3,4,5,6,7		DOFADate 5/30/1989 or ConstructionDate	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	
		NumberofBuildings 7 CurrentBedroomDistribution 0 1 1 78 2 43 3 27 4 13 5 2 5+ 0		NumberofVacantUnits 2 TotalCurrent 1% Units 164	
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)	
1. SiteImprovements				3	
2. UnitModernization				5	
3. Roofing				3	
4. ExteriorWalls				2	
5. Doors				3	
6. Windows				5	
7. Stair/Halls				5	
8. Non-ResidentialAreas				3	
9. Elevators				N/A	
10. FireProtection				3	
11. Plumbing				5	
12. HVAC				5	
13. Electrical				5	
14. VacantUnitRehabilitation				5	
15. LeadPaint				5	
16. Asbestos				5	
17. Non-DwellingEquipment				5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$1,244,432	
PerUnitHardCost				\$7,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability				Yes X No	
DateAssessmentPrepared				RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations					
*DoesnotincludeMA06-P002-060/084/086/100					

PhysicalNeedsAssessment
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U.S.DepartmentofHousing
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber		DOFADate	
MA06-P002-060		6/30/1989	
DevelopmentName		or ConstructionDate	
AliceHeywardTaylor--Building4only			
DevelopmentType:		OccupancyType:	
Rental	<input checked="" type="checkbox"/>	Family	<input checked="" type="checkbox"/>
TurnkeyIII-Vacant	<input type="checkbox"/>	Elderly	<input type="checkbox"/>
TurnkeyIII-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
MutualHelp	<input type="checkbox"/>		
Section23,BondFinanced	<input type="checkbox"/>		
StructureType:		NumberofBuildings	
Detached/Semi-Detached	<input type="checkbox"/>	1	
Row	<input checked="" type="checkbox"/>	CurrentBedroomDistribution	
Walk-up	<input type="checkbox"/>	0 0 1 0 2 0	
Elevator	<input type="checkbox"/>	3 10 4 4 5 2	
		5+ 0	
NumberofVacantUnits		0	
TotalCurrent		0%	
Units		16	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		5	
3. Roofing		3	
4. ExteriorWalls		2	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		N/A	
10. FireProtection		3	
11. Plumbing		5	
12. HVAC		5	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$121,408	
PerUnitHardCost		\$7,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation:			
ResidentComments	Management/MaintenancePersonnel	SiteInspections	
A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-084		DevelopmentName AliceHeywardTaylor--Building6only	
DOFADate 5/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 0 1 14 2 45 3 9 4 3 5 0 5+ 0	
NumberofVacantUnits 0 0%		TotalCurrent Units 71	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		5	
3. Roofing		3	
4. ExteriorWalls		2	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		3	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		5	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$538,748	
PerUnitHardCost		\$7,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments A/ERecommendations		Management/MaintenancePersonnel SiteInspections	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-086		DevelopmentName AliceHeywardTaylor--Buildings3&5only	
DOFADate 4/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 2 CurrentBedroomDistribution 0 0 1 0 2 0 3 29 4 14 5 4 5+ 0	
NumberofVacantUnits 0 0%		TotalCurrent Units 47	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		5	
3. Roofing		3	
4. ExteriorWalls		2	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		N/A	
10. FireProtection		3	
11. Plumbing		5	
12. HVAC		5	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$356,636	
PerUnitHardCost		\$7,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-100		DevelopmentName AliceHeywardTaylor--Building7only	
DOFADate 5/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 <u>0</u> 1 <u>14</u> 2 <u>45</u> 3 <u>9</u> 4 <u>3</u> 5 <u>0</u> 5+ <u>0</u>	
NumberofVacantUnits 1 1% TotalCurrent 71			
GeneralDescriptionofNeededPhysicalImprovements 1. SiteImprovements 2. UnitModernization 3. Roofing 4. ExteriorWalls 5. Doors 6. Windows 7. Stair/Halls 8. Non-ResidentialAreas 9. Elevators 10. FireProtection 11. Plumbing 12. HVAC 13. Electrical 14. VacantUnitRehabilitation 15. LeadPaint 16. Asbestos 17. Non-DwellingEquipment		Urgencyof Need(1-5) 3 5 3 2 3 5 5 5 3 2 5 5 5 5 5 5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$538,748	
PerUnitHardCost		\$7,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 6	
DevelopmentNumber MA06-P002-019*		DevelopmentName BromleyPark-allbuildingsexcept5&6	
DOFADate or ConstructionDate 10/01/54			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 13 CurrentBedroomDistribution 0 <u>2</u> 1 <u>104</u> 2 <u>187</u> 3 <u>155</u> 4 <u>29</u> 5 <u>18</u> 5+ _____	
NumberofVacantUnits 32 TotalCurrent Units 495			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		4	
3. Roofing		2	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		1	
8. Non-ResidentialAreas		2	
9. Elevators		3	
10. FireProtection		2	
11. Plumbing		4	
12. HVAC		3	
13. Electrical		2	
14. VacantUnitRehabilitation		4	
15. LeadPaint		4	
16. Asbestos		1	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$18,083,552	
PerUnitHardCost		\$36,532	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			
*DoesnotincludeMA06-P002-075/101			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-101		DevelopmentName BromleyPark--Building6only	
DOFADate 5/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 <u>0</u> 1 <u>4</u> 2 <u>31</u> 3 <u>6</u> 4 <u>3</u> 5 <u>0</u> 5+ <u>0</u>	
NumberofVacantUnits 1		2% TotalCurrent Units 44	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		5	
2. UnitModernization		4	
3. Roofing		2	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		4	
8. Non-ResidentialAreas		4	
9. Elevators		3	
10. FireProtection		4	
11. Plumbing		4	
12. HVAC		5	
13. Electrical		4	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		4	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$550,000	
PerUnitHardCost		\$12,500	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-075		DevelopmentName BromleyPark--Building5only		DOFADate 5/30/1989 or ConstructionDate	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	
NumberofBuildings 1		CurrentBedroomDistribution 0 0 1 6 2 29 3 6 4 3 5 0 5+ 0		NumberofVacantUnits 1 TotalCurrent Units 44	
GeneralDescriptionofNeededPhysicalImprovements 1. SiteImprovements 2. UnitModernization 3. Roofing 4. ExteriorWalls 5. Doors 6. Windows 7. Stair/Halls 8. Non-ResidentialAreas 9. Elevators 10. FireProtection 11. Plumbing 12. HVAC 13. Electrical 14. VacantUnitRehabilitation 15. LeadPaint 16. Asbestos 17. Non-DwellingEquipment 18. 504Compliance				Urgencyof Need(1-5) 5 4 2 5 5 5 4 4 3 4 5 4 5 5 4 5 1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$550,000	
PerUnitHardCost				\$12,500	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared				RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations					

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 4	
DevelopmentNumber MA06-P002-023		DevelopmentName MaryEllenMcCormack	
DOFADate 05/01/1938 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 36 CurrentBedroomDistribution 0 1 413 2 447 3 156 4 5 5+	
NumberofVacantUnits 94 9% TotalCurrent Units 1,016			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		3	
3. Roofing		1	
4. ExteriorWalls		3	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		1	
8. Non-ResidentialAreas		1	
9. Elevators		N/A	
10. FireProtection		2	
11. Plumbing		4	
12. HVAC		5	
13. Electrical		2	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$54,456,298	
PerUnitHardCost		\$53,599	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber MA06-P002-024		DevelopmentName OldColony	
DOFADate 01/031/1957 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 23 CurrentBedroomDistribution 0 1 266 2 345 3 164 4 76 5 1 5+ 6	
NumberofVacantUnits 48 6% TotalCurrent Units 842			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		3	
3. Roofing		1	
4. ExteriorWalls		3	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		1	
8. Non-ResidentialAreas		2	
9. Elevators		N/A	
10. FireProtection		1	
11. Plumbing		4	
12. HVAC		2	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		2	
16. Asbestos		3	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$31,403,200	
PerUnitHardCost		\$37,296	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedJanuary2002	

Source(s)ofInformation:

ResidentComments
A/ERecommendations

Management/MaintenancePersonnel

SiteInspections

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-025		DevelopmentName BickfordStreet	
DOFADate 10/01/54 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 1 64 2 3 4 5 5+ 64	
NumberofVacantUnits 64			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)
1. SiteImprovements		5
2. UnitModernization		1
3. Roofing		3
4. ExteriorWalls		1
5. Doors		1
6. Windows		3
7. Stair/Halls		3
8. Non-ResidentialAreas		N/A
9. Elevators		1
10. FireProtection		1
11. Plumbing		1
12. HVAC		1
13. Electrical		1
14. VacantUnitRehabilitation		N/A
15. LeadPaint		1
16. Asbestos		1
17. Non-DwellingEquipment		N/A
<p>Note:DispositionandredevelopmentapprovedbyHUDunderSection202program. Underdispositionprocess.</p>		
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$4,250,000
PerUnitHardCost		
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	X
DevelopmentHasLong-TermPhysicalandSocialViability	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	(notasPH)
DateAssessmentPrepared		RevisedJanuary2002
Source(s)ofInformation:		
Management/MaintenancePersonnel	SiteInspections	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-026		DevelopmentName MargaretCollins		
DOFADate 07/01/1962 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 5 CurrentBedroomDistribution 0 _____ 1 40 2 4 3 _____ 4 _____ 5 _____ 5+ _____	NumberofVacantUnits 0 0% TotalCurrent Units 43
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				5
5. Doors				2
6. Windows				4
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				3
13. Electrical				5
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$638,124	
PerUnitHardCost			\$14,840	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-027		DevelopmentName Annapolis		
DOFADate 07/01/1962 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 3 CurrentBedroomDistribution 0 1 50 2 6 3 4 5 5+	NumberofVacantUnits 0 0% TotalCurrent Units 54
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				3
5. Doors				2
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				5
13. Electrical				5
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$917,704	
PerUnitHardCost			\$16,995	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-028		DevelopmentName Ashmont		
DOFADate 10/01/1962 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 2 CurrentBedroomDistribution 0 1 48 2 6 3 4 5 5+	NumberofVacantUnits 0 0% TotalCurrent Units 53
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				5
5. Doors				2
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				2
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				2
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$1,426,433	
PerUnitHardCost			\$26,914	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-029		DevelopmentName Holgate		
DOFADate or ConstructionDate 03/01/1962				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 <input type="checkbox"/> 1 86 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 5+ <input type="checkbox"/>	NumberofVacantUnits 1 1% TotalCurrent Units 80
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				1
4. ExteriorWalls				2
5. Doors				4
6. Windows				5
7. Stair/Halls				3
8. Non-ResidentialAreas				3
9. Elevators				4
10. FireProtection				5
11. Plumbing				5
12. HVAC				1
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				1
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$2,196,079	
PerUnitHardCost			\$27,451	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-030		DevelopmentName Foley	
DOFADate 06/01/1963 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 1 96 2 3 4 5 5+	
NumberofVacantUnits 4 4%		TotalCurrent Units 95	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		4	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		2	
5. Doors		5	
6. Windows		2	
7. Stair/Halls		4	
8. Non-ResidentialAreas		4	
9. Elevators		3	
10. FireProtection		1	
11. Plumbing		5	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		1	
17. Non-DwellingEquipment		5	
18. StorageShed		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$3,818,657	
PerUnitHardCost		\$40,196	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-032		DevelopmentName Groveland	
DOFADate or ConstructionDate 12/31/1972			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 5 CurrentBedroomDistribution 0 35 1 27 2 2 3 4 5 5+	
NumberofVacantUnits 6 10% TotalCurrent Units 60			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		2	
2. StructuralRehabilitation		7	
3. Roofing		5	
4. ExteriorWalls		3	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		3	
8. Non-ResidentialAreas		4	
9. Elevators		5	
10. FireProtection		5	
11. Plumbing		4	
12. HVAC		3	
13. Electrical		3	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,622,927	
PerUnitHardCost		\$27,049	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-034		DevelopmentName Davison		
DOFADate 09/01/1972 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 4 CurrentBedroomDistribution 0 32 1 16 2 3 4 5 5+	NumberofVacantUnits 2 4% TotalCurrent Units 46
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				2
5. Doors				5
6. Windows				1
7. Stair/Halls				3
8. Non-ResidentialAreas				3
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				5
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$1,775,055	
PerUnitHardCost			\$38,588	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-035		DevelopmentName WashingtonStreet		
DOFADate or ConstructionDate 01/01/1965				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 <input type="checkbox"/> 1 72 2 10 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 5+ <input type="checkbox"/>	NumberofVacantUnits 2 2% TotalCurrent Units 81
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				4
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				5
5. Doors				4
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				3
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				5
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				3
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$3,251,456
PerUnitHardCost				\$40,141
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedOctober2000
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-036		DevelopmentName WestNinthStreet		
DOFADate 11/01/1968 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 3 CurrentBedroomDistribution 0 1 76 2 8 3 4 5 5+	NumberofVacantUnits 6 7% TotalCurrent Units 83
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				5
3. Roofing				5
4. ExteriorWalls				3
5. Doors				5
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				2
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				1
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				1
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$1,670,907	
PerUnitHardCost			\$20,131	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-037		DevelopmentName JohnCarroll	
DOFADate 11/01/1966 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 5		NumberofVacantUnits 0	
CurrentBedroomDistribution 0 1 52 2 12 3 4 5 5+		TotalCurrent Units 63	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		4	
3. Roofing		1	
4. ExteriorWalls		5	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		5	
11. Plumbing		5	
12. HVAC		5	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,603,229	
PerUnitHardCost		\$25,448	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-038		DevelopmentName J.J.Meade		
DOFADate 02/01/1970 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 2 CurrentBedroomDistribution 0 1 38 2 2 3 4 5 5+	NumberofVacantUnits 2 5% TotalCurrent Units 39
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				5
5. Doors				5
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				2
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$834,776
PerUnitHardCost				\$21,405
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				April1999
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-040		DevelopmentName MartinLutherKing,Jr.Towers		
DOFADate 11/01/1968 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 26 1 78 2 3 4 5 5+	NumberofVacantUnits 3 3% TotalCurrent Units 102
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				1
4. ExteriorWalls				5
5. Doors				3
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				1
9. Elevators				5
10. FireProtection				2
11. Plumbing				5
12. HVAC				1
13. Electrical				1
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				1
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$1,578,284
PerUnitHardCost				\$15,473
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				April1999
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-041		DevelopmentName EvaWhite		
DOFADate 02/01/1968 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 2 CurrentBedroomDistribution 0 34 1 57 2 11 3 4 5 5+	NumberofVacantUnits 4 4% TotalCurrent Units 101
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				1
4. ExteriorWalls				1
5. Doors				4
6. Windows				5
7. Stair/Halls				3
8. Non-ResidentialAreas				3
9. Elevators				2
10. FireProtection				5
11. Plumbing				4
12. HVAC				2
13. Electrical				1
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$3,735,440
PerUnitHardCost				\$36,985
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedOctober2000
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-042		DevelopmentName WalnutPark	
DOFADate or ConstructionDate 06/01/70			
DevelopmentType: Rental TurnkeyIII-Vacant TurnkeyIII-Occupied MutualHelp Section23,BondFinanced	OccupancyType: Family Elderly Mixed	StructureType: Detached/Semi-Detached Row Walk-up Elevator	NumberofBuildings 1 CurrentBedroomDistribution 0 109 1 53 2 6 3 4 5 5+
NumberofVacantUnits 6 4% TotalCurrent Units 159			
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
1. SiteImprovements			3
2. UnitModernization			4
3. Roofing			1
4. ExteriorWalls			4
5. Doors			3
6. Windows			3
7. Stair/Halls			5
8. Non-ResidentialAreas			5
9. Elevators			5
10. FireProtection			5
11. Plumbing			1
12. HVAC			2
13. Electrical			3
14. VacantUnitRehabilitation			5
15. LeadPaint			5
16. Asbestos			4
17. Non-DwellingEquipment			5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$5,473,257
PerUnitHardCost			\$34,423
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes X No
DevelopmentHasLong-TermPhysicalandSocialViability			Yes X No
DateAssessmentPrepared			April1999
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-044A		DevelopmentName FrederickDouglass		
DOFADate 12/30/1965 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 42 1 35 2 1 3 4 5 5+ 1%	NumberofVacantUnits 1 TotalCurrent Units 76
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				1
5. Doors				5
6. Windows				4
7. Stair/Halls				5
8. Non-ResidentialAreas				4
9. Elevators				5
10. FireProtection				4
11. Plumbing				2
12. HVAC				3
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$2,451,735	
PerUnitHardCost			\$32,260	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-044B		DevelopmentName HamptonHouse	
DOFADate 10/30/1965 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 42 1 35 2 1 3 4 5 5+	
NumberofVacantUnits 2 3% TotalCurrent Units 76			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		4	
2. UnitModernization		2	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		5	
6. Windows		4	
7. Stair/Halls		5	
8. Non-ResidentialAreas		4	
9. Elevators		5	
10. FireProtection		4	
11. Plumbing		5	
12. HVAC		2	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. StorageShed		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$2,448,232	
PerUnitHardCost		\$32,214	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
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U.S.DepartmentofHousing
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber		DevelopmentName	
MA06-P002-044C		WashingtonManor	
DOFADate		12/30/1967	
or		ConstructionDate	
DevelopmentType:		OccupancyType:	
Rental	<input checked="" type="checkbox"/>	Family	<input type="checkbox"/>
TurnkeyIII-Vacant	<input type="checkbox"/>	Elderly	<input checked="" type="checkbox"/>
TurnkeyIII-Occupied	<input type="checkbox"/>	Mixed	<input type="checkbox"/>
MutualHelp	<input type="checkbox"/>		
Section23,BondFinanced	<input type="checkbox"/>		
StructureType:		NumberofBuildings	
Detached/Semi-Detached		1	
Row			
Walk-up			
Elevator		<input checked="" type="checkbox"/>	
CurrentBedroomDistribution		NumberofVacantUnits	
0 42 1 35 2 1		2	
3 4 5		3%	
5+		TotalCurrent	
		Units	
		65	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		4	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		4	
9. Elevators		5	
10. FireProtection		4	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		3	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. StorageShed		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$2,380,577	
PerUnitHardCost		\$36,624	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		April1999	
Source(s)ofInformation:			
ResidentComments		Management/MaintenancePersonnel	
A/ERecommendations		SiteInspections	

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-045		DevelopmentName AmoryStreet		
DOFADate or ConstructionDate 03/31/1974				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 132 1 89 2 12 3 4 5 5+	NumberofVacantUnits 4 2% TotalCurrent Units 184
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				4
2. UnitModernization				4
3. Roofing				4
4. ExteriorWalls				3
5. Doors				2
6. Windows				4
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				4
10. FireProtection				3
11. Plumbing				5
12. HVAC				4
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$3,489,847
PerUnitHardCost				\$18,967
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				April1999
Source(s)ofInformation: ResidentComments A/ERecommendations Management/MaintenancePersonnel SiteInspections				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-047		DevelopmentName GeneralWarren		
DOFADate 12/30/1972 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 12 CurrentBedroomDistribution 0 56 1 36 2 4 3 4 5 5+	NumberofVacantUnits 1 1% TotalCurrent Units 94
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				1
3. Roofing				5
4. ExteriorWalls				1
5. Doors				2
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				3
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				5
13. Electrical				5
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$2,897,074	
PerUnitHardCost			\$30,820	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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OfficeofPublicandIndianHousing

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-049		DevelopmentName TorreUnidad		
DOFADate or ConstructionDate 07/31/1974				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 117 1 86 2 1 3 4 5 5+	NumberofVacantUnits 5 3% TotalCurrent Units 192
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				3
4. ExteriorWalls				3
5. Doors				3
6. Windows				3
7. Stair/Halls				5
8. Non-ResidentialAreas				2
9. Elevators				5
10. FireProtection				4
11. Plumbing				2
12. HVAC				2
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				2
16. Asbestos				5
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$6,660,608
PerUnitHardCost				\$34,691
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedOctober2000
Source(s)ofInformation: ResidentComments A/ERecommendations Management/MaintenancePersonnel SiteInspections				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-050		DevelopmentName Rockland		
DOFADate 11/01/1972 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 44 1 28 2 3 4 5 5+	NumberofVacantUnits 2 3% TotalCurrent Units 69
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				1
3. Roofing				4
4. ExteriorWalls				5
5. Doors				4
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				2
11. Plumbing				5
12. HVAC				4
13. Electrical				5
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				1
17. Non-DwellingEquipment				5
18. StorageShed				1
19. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$2,221,464
PerUnitHardCost				\$32,195
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedOctober2000
Source(s)ofInformation: ResidentComments A/ERecommendations Management/MaintenancePersonnel SiteInspections				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-051		DevelopmentName Codman		
DOFADate 09/01/1972 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 66 1 36 2 6 3 4 5 5+	NumberofVacantUnits 3 3% TotalCurrent Units 104
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				4
4. ExteriorWalls				2
5. Doors				5
6. Windows				5
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				3
11. Plumbing				3
12. HVAC				5
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$3,092,661	
PerUnitHardCost			\$29,737	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-052		DevelopmentName Heritage	
DOFADate 10/31/1975 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input checked="" type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>
NumberofBuildings CurrentBedroomDistribution 0 101 1 164 2 16 3 11 4 9 5 5+		NumberofVacantUnits 13 4% TotalCurrent Units 297	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		4	
3. Roofing		1	
4. ExteriorWalls		2	
5. Doors		5	
6. Windows		1	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		3	
10. FireProtection		1	
11. Plumbing		2	
12. HVAC		3	
13. Electrical		3	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		1	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$10,006,260	
PerUnitHardCost		\$33,691	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes	X No
DevelopmentHasLong-TermPhysicalandSocialViability		Yes	X No
DateAssessmentPrepared		RevisedOctober2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-053		DevelopmentName St.BotolphStreet		
DOFADate or ConstructionDate 06/30/1973				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 84 1 49 2 1 3 4 5 5+	NumberofVacantUnits 3 2% TotalCurrent Units 132
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				1
5. Doors				5
6. Windows				1
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				3
11. Plumbing				2
12. HVAC				3
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$4,765,468
PerUnitHardCost				\$36,102
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared				RevisedOctober2000
Source(s)ofInformation: ResidentComments A/ERecommendations Management/MaintenancePersonnel SiteInspections				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-054		DevelopmentName Pasciucco		
DOFADate 12/30/1973 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 66 1 30 2 3 4 5 5+	NumberofVacantUnits 11 TotalCurrent Units 85
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				4
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				2
5. Doors				2
6. Windows				5
7. Stair/Halls				2
8. Non-ResidentialAreas				5
9. Elevators				2
10. FireProtection				3
11. Plumbing				5
12. HVAC				4
13. Electrical				2
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$3,425,934	
PerUnitHardCost			\$40,305	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			RevisedOctober2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-055		DevelopmentName EvansStreet		
DOFADate or ConstructionDate 6/30/1973				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 2 CurrentBedroomDistribution 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 5+ <input type="checkbox"/>	NumberofVacantUnits 0 TotalCurrent Units 2
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				3
3. Roofing				3
4. ExteriorWalls				3
5. Doors				3
6. Windows				3
7. Stair/Halls				3
8. Non-ResidentialAreas				3
9. Elevators				N/A
10. FireProtection				3
11. Plumbing				3
12. HVAC				3
13. Electrical				3
14. VacantUnitRehabilitation				N/A
15. LeadPaint				3
16. Asbestos				3
17. Non-DwellingEquipment				N/A
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$19,878
PerUnitHardCost				\$9,939
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				No <input type="checkbox"/> X <input checked="" type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability				No <input type="checkbox"/> X <input checked="" type="checkbox"/> (notasPHunit)
DateAssessmentPrepared				RevisedMarch2001
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections				
Note:Underdispositionprocess				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-056		DevelopmentName Infill	
DOFADate or ConstructionDate 9/30/1972			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 12		NumberofVacantUnits 12	
CurrentBedroomDistribution 0 6 1 6 2 18 3 6 4 18 5 18 5+ 18		TotalCurrent Units 50% 24	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		1	
3. Roofing		3	
4. ExteriorWalls		2	
5. Doors		1	
6. Windows		1	
7. Stair/Halls		1	
8. Non-ResidentialAreas		3	
9. Elevators		N/A	
10. FireProtection		1	
11. Plumbing		3	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		1	
15. LeadPaint		1	
16. Asbestos		1	
17. Non-DwellingEquipment		N/A	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,510,883	
PerUnitHardCost		\$62,953	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes	No
DevelopmentHasLong-TermPhysicalandSocialViability		Yes	No
DateAssessmentPrepared		Revised March1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections			
Note:Underdispositionprocess			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-057		DevelopmentName LowerMills	
DOFADate or ConstructionDate 12/31/1972			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>
NumberofBuildings 13		NumberofVacantUnits 8	
CurrentBedroomDistribution 0 112 1 64 2 7 3 <input type="text"/> 4 <input type="text"/> 5 <input type="text"/> 5+ <input type="text"/>		TotalCurrent Units 179	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		4	
3. Roofing		5	
4. ExteriorWalls		4	
5. Doors		3	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		3	
10. FireProtection		3	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$6,645,183	
PerUnitHardCost		\$37,124	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedMarch2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
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U.S.DepartmentofHousing
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber MA06-P002-058		DevelopmentName WestNewtonStreet	
DOFADate 04/30/1973 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 25		NumberofVacantUnits 7	
CurrentBedroomDistribution 0 44 1 57 2 16 3 13 4 6 5 5+		TotalCurrent Units 135	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		5	
3. Roofing		1	
4. ExteriorWalls		1	
5. Doors		3	
6. Windows		2	
7. Stair/Halls		1	
8. Non-ResidentialAreas		5	
9. Elevators		N/A	
10. FireProtection		1	
11. Plumbing		5	
12. HVAC		4	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$5,985,974	
PerUnitHardCost		\$44,341	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedNovember2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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U.S.DepartmentofHousing
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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-059		DevelopmentName InfillIII	
DOFADate 8/31/1974 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input checked="" type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 28 CurrentBedroomDistribution 0 1 2 3 4 5 28 5+	
NumberofVacantUnits 12 43% TotalCurrent Units 28			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		3	
2. UnitModernization		1	
3. Roofing		3	
4. ExteriorWalls		2	
5. Doors		1	
6. Wndows		1	
7. Stair/Halls		3	
8. Non-ResidentialAreas		N/A	
9. Elevators		1	
10. FireProtection		3	
11. Plumbing		1	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		1	
15. 504Compliance		1	
16. LeadPaint		1	
17. Asbestos		1	
18. Non-DwellingEquipment		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,672,328	
PerUnitHardCost		\$59,726	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes No X	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes No X (notasPHunit)	
DateAssessmentPrepared		RevisedMarch2001	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections			
Note:Underdispositionprocess			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-061		DevelopmentName Ausonia	
DOFADate 12/31/1976 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 1 93 2 7 3 4 5 5+	
NumberofVacantUnits 2 2% TotalCurrent Units 99			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		4	
3. Roofing		5	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		1	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		3	
11. Plumbing		5	
12. HVAC		2	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$3,745,055	
PerUnitHardCost		\$37,829	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedOctober2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-062		DevelopmentName Hassan		
DOFADate 02/28/1974 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 55 1 40 2 5 3 4 5 5+	NumberofVacantUnits 4 4% TotalCurrent Units 99
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				1
2. UnitModernization				4
3. Roofing				4
4. ExteriorWalls				1
5. Doors				4
6. Windows				4
7. Stair/Halls				3
8. Non-ResidentialAreas				5
9. Elevators				2
10. FireProtection				5
11. Plumbing				3
12. HVAC				2
13. Electrical				1
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
19. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$1,084,748	
PerUnitHardCost			\$10,957	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			RevisedOctober2000	
Source(s)ofInformation: ResidentComments A/ERecommendations		Management/MaintenancePersonnel	SiteInspections	

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-070		DevelopmentName SpringStreet	
DOFADate 07/31/1977 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 6		NumberofVacantUnits 3	
CurrentBedroomDistribution 0 1 99 2 5 3 4 5 5+		TotalCurrent Units 103	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		5	
2. UnitModernization		4	
3. Roofing		5	
4. ExteriorWalls		5	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		3	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		5	
11. Plumbing		4	
12. HVAC		3	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$2,971,526	
PerUnitHardCost		\$28,850	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-071		DevelopmentName PatriciaWhite		
DOFADate 12/31/1977 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 1 216 2 9 3 4 5 5+	NumberofVacantUnits 8 4% TotalCurrent Units 222
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				2
2. UnitModernization				4
3. Roofing				1
4. ExteriorWalls				4
5. Doors				2
6. Windows				5
7. Stair/Halls				3
8. Non-ResidentialAreas				3
9. Elevators				5
10. FireProtection				5
11. Plumbing				1
12. HVAC				1
13. Electrical				1
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				1
17. Non-DwellingEquipment				5
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$9,643,167	
PerUnitHardCost			\$43,438	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			RevisedOctober2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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U.S.DepartmentofHousing
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OfficeofPublicandIndianHousing

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2		
DevelopmentNumber MA06-P002-072		DevelopmentName Roslyn		
DOFADate 05/31/1977 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 1 113 2 6 3 4 5 5+	NumberofVacantUnits 1 1% TotalCurrent Units 118
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				5
2. UnitModernization				4
3. Roofing				2
4. ExteriorWalls				3
5. Doors				3
6. Windows				5
7. Stair/Halls				3
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				3
11. Plumbing				4
12. HVAC				2
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				3
17. Non-DwellingEquipment				3
18. 504Compliance				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$5,424,928	
PerUnitHardCost			\$45,974	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			Rev.October2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-074		DevelopmentName Rutland/E.Springfield	
DOFADate 03/30/1982 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 4		NumberofVacantUnits 2	
CurrentBedroomDistribution 0 1 3 2 5 3 5 4 1 5 5+		TotalCurrent Units 14	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		5	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		3	
5. Doors		3	
6. Windows		2	
7. Stair/Halls		1	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		1	
11. Plumbing		4	
12. HVAC		1	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. OilTankRemoval		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$319,030	
PerUnitHardCost		\$22,788	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

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HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-077		DevelopmentName Bellflower		
DOFADate 09/30/1981 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>	NumberofBuildings 1 CurrentBedroomDistribution 0 1 106 2 8 3 4 5 5+	NumberofVacantUnits 2 2% TotalCurrent Units 113
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				3
2. UnitModernization				4
3. Roofing				5
4. ExteriorWalls				3
5. Doors				2
6. Windows				1
7. Stair/Halls				5
8. Non-ResidentialAreas				5
9. Elevators				5
10. FireProtection				5
11. Plumbing				5
12. HVAC				1
13. Electrical				3
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$5,452,389	
PerUnitHardCost			\$48,251	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

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HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 4																			
DevelopmentNumber MA06-P002-082*		DevelopmentName Commonwealth--allbuildingsexcept2,9,10		DOFADate <u>04/30/1985</u> or ConstructionDate																			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input checked="" type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/>																			
		NumberofBuildings <div style="border: 1px solid black; padding: 2px; display: inline-block;">10</div>		NumberofVacantUnits <div style="border: 1px solid black; padding: 2px; display: inline-block;">5</div>																			
		CurrentBedroomDistribution <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">0</td><td style="width: 10%; text-align: right;">0</td> <td style="width: 10%;">1</td><td style="width: 10%; text-align: right;">81</td> <td style="width: 10%;">2</td><td style="width: 10%; text-align: right;">87</td> </tr> <tr> <td>3</td><td style="text-align: right;">57</td> <td>4</td><td style="text-align: right;">16</td> <td>5</td><td style="text-align: right;">4</td> </tr> <tr> <td>5+</td><td style="text-align: right;">0</td> <td colspan="4"></td> </tr> </table>		0	0	1	81	2	87	3	57	4	16	5	4	5+	0					TotalCurrent <div style="border: 1px solid black; padding: 2px; display: inline-block;">244</div>	
0	0	1	81	2	87																		
3	57	4	16	5	4																		
5+	0																						
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)																			
1. SiteImprovements				3																			
2. UnitModernization				5																			
3. Roofing				2																			
4. ExteriorWalls				1																			
5. Doors				4																			
6. Windows				5																			
7. Stair/Halls				4																			
8. Non-ResidentialAreas				2																			
9. Elevators				5																			
10. FireProtection				1																			
11. Plumbing				5																			
12. HVAC				2																			
13. Electrical				5																			
14. VacantUnitRehabilitation				5																			
15. LeadPaint				5																			
16. Asbestos				5																			
17. Non-DwellingEquipment				5																			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$6,101,530																			
PerUnitHardCost				\$25,006																			
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																			
DevelopmentHasLong-TermPhysicalandSocialViability				Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																			
DateAssessmentPrepared				RevisedJanuary2002																			
Source(s)ofInformation:																							
ResidentComments		Management/MaintenancePersonnel		SiteInspections																			
A/ERecommendations																							
*DoesnotincludeMA06-P002-095/096/097																							

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HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber	DevelopmentName		DOFADate 04/30/1985 or ConstructionDate
MA06-P002-095	Commonwealth--Building2only		
DevelopmentType:			
Rental <input checked="" type="checkbox"/>	OccupancyType:		StructureType:
TurnkeyIII-Vacant <input type="checkbox"/>	Family <input type="checkbox"/>	Detached/Semi-Detached <input type="checkbox"/>	
TurnkeyIII-Occupied <input type="checkbox"/>	Elderly <input checked="" type="checkbox"/>	Row <input type="checkbox"/>	
MutualHelp <input type="checkbox"/>	Mixed <input type="checkbox"/>	Walk-up <input type="checkbox"/>	
Section23,BondFinanced <input type="checkbox"/>		Elevator <input checked="" type="checkbox"/>	
NumberofBuildings		NumberofVacantUnits	
1		3	
CurrentBedroomDistribution		3%	
0 0	1 52	2 10	TotalCurrent
3 17	4 12	5 1	Units
5+ 0	92		
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
1. SiteImprovements			5
2. UnitModernization			5
3. Roofing			2
4. ExteriorWalls			1
5. Doors			4
6. Windows			5
7. Stair/Halls			4
8. Non-ResidentialAreas			4
9. Elevators			5
10. FireProtection			1
11. Plumbing			5
12. HVAC			2
13. Electrical			5
14. VacantUnitRehabilitation			5
15. LeadPaint			5
16. Asbestos			5
17. Non-DwellingEquipment			5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$2,300,552
PerUnitHardCost			\$25,006
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared			RevisedJanuary2002
Source(s)ofInformation:			
ResidentComments		Management/MaintenancePersonnel	
A/ERecommendations		SiteInspections	

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OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-096		DevelopmentName Commonwealth--Bulding10only	
DOFADate 04/30/1985 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 1		NumberofVacantUnits 0	
CurrentBedroomDistribution 0 0 1 0 2 2 3 8 4 4 5 0 5+ 0		TotalCurrent Units 14	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		5	
2. UnitModernization		5	
3. Roofing		2	
4. ExteriorWalls		1	
5. Doors		4	
6. Windows		5	
7. Stair/Halls		4	
8. Non-ResidentialAreas		4	
9. Elevators		N/A	
10. FireProtection		1	
11. Plumbing		5	
12. HVAC		2	
13. Electrical		5	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$350,084	
PerUnitHardCost		\$25,006	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-097		DevelopmentName Commonwealth--Building9only		DOFADate <u>04/30/1985</u> or ConstructionDate	
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>	
		NumberofBuildings 1 CurrentBedroomDistribution 0 0 1 8 2 24 3 10 4 0 5 0 5+ 0		NumberofVacantUnits 1 2% TotalCurrent Units 42	
GeneralDescriptionofNeededPhysicalImprovements					Urgencyof Need(1-5)
1. SiteImprovements					5
2. UnitModernization					5
3. Roofing					2
4. ExteriorWalls					1
5. Doors					4
6. Windows					5
7. Stair/Halls					4
8. Non-ResidentialAreas					4
9. Elevators					N/A
10. FireProtection					1
11. Plumbing					5
12. HVAC					2
13. Electrical					5
14. VacantUnitRehabilitation					5
15. LeadPaint					5
16. Asbestos					5
17. Non-DwellingEquipment					5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements					\$1,050,252
PerUnitHardCost					\$25,006
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability					Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared					RevisedJanuary2002
Source(s)ofInformation:					
ResidentComments A/ERecommendations		Management/MaintenancePersonnel		SiteInspections	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 2	
DevelopmentNumber MA06-P002-083		DevelopmentName PeabodySquare	
DOFADate 06/30/1982 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input checked="" type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 1 98 2 5 3 4 5 5+	
NumberofVacantUnits 1 1%		TotalCurrent Units 101	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		5	
2. UnitModernization		4	
3. Roofing		5	
4. ExteriorWalls		3	
5. Doors		5	
6. Windows		5	
7. Stair/Halls		5	
8. Non-ResidentialAreas		5	
9. Elevators		5	
10. FireProtection		3	
11. Plumbing		2	
12. HVAC		3	
13. Electrical		2	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		4	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$4,504,068	
PerUnitHardCost		\$44,595	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
DateAssessmentPrepared		RevisedOctober2000	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 5	
DevelopmentNumber MA06-P002-089A*		DevelopmentName FranklinField--Buildings1-5,8-11only	
DOFADate 11/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 9		NumberofVacantUnits 0	
CurrentBedroomDistribution 0 0 1 14 2 55 3 52 4 23 5 8 5+ 8		TotalCurrent Units 152	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		1	
6. Windows		5	
7. Stair/Halls		2	
8. Non-ResidentialAreas		3	
9. Elevators		N/A	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$4,843,024	
PerUnitHardCost		\$31,862	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			
*DoesnotincludeMA06-P002-090/091/092/093			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-090		DevelopmentName FranklinField--Buildings12&13only	
DOFADate 11/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 2		NumberofVacantUnits 0	
CurrentBedroomDistribution 0 0 1 8 2 9 3 16 4 6 5 1 5+ 0		TotalCurrent Units 40	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		1	
6. Windows		5	
7. Stair/Halls		2	
8. Non-ResidentialAreas		3	
9. Elevators		N/A	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
IncludesMA06-P002-090/091/092/093			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,274,480	
PerUnitHardCost		\$31,862	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment

CapitalFundProgram(CFP)

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 1	
4456			
DevelopmentNumber		DevelopmentName	
MA06-P002-089A*		FranklinField--Buildings6&7only	
DOFADate		11/30/1989	
or			
ConstructionDate			
DevelopmentType:		OccupancyType:	
Rental		Family	
TurnkeyIII-Vacant		Elderly	
TurnkeyIII-Occupied		Mixed	
MutualHelp			
Section23,BondFinanced			
StructureType:		NumberofBuildings	
Detached/Semi-Detached		12	
Row		CurrentBedroomDistribution	
Walk-up		0 0 1 14 2 4	
Elevator		3 28 4 4 5 0	
		5+ 0	
NumberofVacantUnits		4	
		8%	
TotalCurrent		50	
Units			
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		1	
6. Windows		5	
7. Stair/Halls		2	
8. Non-ResidentialAreas		3	
9. Elevators		N/A	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$1,593,100	
PerUnitHardCost		\$31,862	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes X No	
DevelopmentHasLong-TermPhysicalandSocialViability		Yes X No	
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation:			
ResidentComments		Management/MaintenancePersonnel	
A/ERecommendations		SiteInspections	

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1	
DevelopmentNumber MA06-P002-092		DevelopmentName FranklinField--Buildings14,15,16,17only	
DOFADate 11/30/1989 or ConstructionDate			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>
NumberofBuildings 4		NumberofVacantUnits 0	
CurrentBedroomDistribution 0 0 1 8 2 24 3 16 4 11 5 5 5+ 0		TotalCurrent Units 64	
GeneralDescriptionofNeededPhysicalImprovements		Urgencyof Need(1-5)	
1. SiteImprovements		1	
2. UnitModernization		5	
3. Roofing		5	
4. ExteriorWalls		1	
5. Doors		1	
6. Windows		5	
7. Stair/Halls		2	
8. Non-ResidentialAreas		3	
9. Elevators		N/A	
10. FireProtection		2	
11. Plumbing		5	
12. HVAC		3	
13. Electrical		1	
14. VacantUnitRehabilitation		5	
15. LeadPaint		5	
16. Asbestos		5	
17. Non-DwellingEquipment		5	
18. 504Compliance		1	
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements		\$2,039,168	
PerUnitHardCost		\$31,862	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared		RevisedJanuary2002	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority				<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1																			
DevelopmentNumber MA06-P002-093		DevelopmentName FranklinField--Buildings18&19only		DOFADate <u>11/30/1989</u> or ConstructionDate																			
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>		StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input type="checkbox"/> Walk-up <input checked="" type="checkbox"/> Elevator <input type="checkbox"/>																			
		NumberofBuildings <div style="text-align: center;">2</div>		NumberofVacantUnits <div style="text-align: center;">0</div>																			
		CurrentBedroomDistribution <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;">0</td><td style="width:10%; text-align: center;">0</td> <td style="width:10%;">1</td><td style="width:10%; text-align: center;">2</td> <td style="width:10%;">2</td><td style="width:10%; text-align: center;">30</td> </tr> <tr> <td>3</td><td style="text-align: center;">4</td> <td>4</td><td style="text-align: center;">3</td> <td>5</td><td style="text-align: center;">1</td> </tr> <tr> <td>5+</td><td style="text-align: center;">0</td> <td colspan="4"></td> </tr> </table>		0	0	1	2	2	30	3	4	4	3	5	1	5+	0					TotalCurrent Units <div style="text-align: center;">40</div>	
0	0	1	2	2	30																		
3	4	4	3	5	1																		
5+	0																						
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)																			
1. SiteImprovements				1																			
2. UnitModernization				5																			
3. Roofing				5																			
4. ExteriorWalls				1																			
5. Doors				1																			
6. Windows				5																			
7. Stair/Halls				2																			
8. Non-ResidentialAreas				3																			
9. Elevators				N/A																			
10. FireProtection				2																			
11. Plumbing				5																			
12. HVAC				3																			
13. Electrical				1																			
14. VacantUnitRehabilitation				5																			
15. LeadPaint				5																			
16. Asbestos				5																			
17. Non-DwellingEquipment				5																			
18. 504Compliance				1																			
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements				\$1,274,480																			
PerUnitHardCost				\$31,862																			
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost				Yes	X																		
DevelopmentHasLong-TermPhysicalandSocialViability				Yes	X																		
DateAssessmentPrepared				RevisedJanuary2002																			
Source(s)ofInformation:																							
ResidentComments		Management/MaintenancePersonnel		SiteInspections																			
A/ERecommendations																							

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName		<input type="checkbox"/> Original	
BostonHousingAuthority		<input checked="" type="checkbox"/> RevisionNumber 3	
DevelopmentNumber	DevelopmentName		DOFADate 11/30/1986 or ConstructionDate
MA06-P002-089B	HighlandPark		
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>		OccupancyType: Family <input checked="" type="checkbox"/> Elderly <input type="checkbox"/> Mixed <input type="checkbox"/>	
StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>		NumberofBuildings 1 CurrentBedroomDistribution 0 1 2 22 3 4 4 5 5+	
		NumberofVacantUnits 0 0% TotalCurrent Units 26	
GeneralDescriptionofNeededPhysicalImprovements			Urgencyof Need(1-5)
1. SiteImprovements			5
2. UnitModernization			2
3. Roofing			4
4. ExteriorWalls			2
5. Doors			4
6. Windows			5
7. Stair/Halls			5
8. Non-ResidentialAreas			5
9. Elevators			N/A
10. FireProtection			1
11. Plumbing			5
12. HVAC			5
13. Electrical			2
14. VacantUnitRehabilitation			5
15. LeadPaint			5
16. Asbestos			5
17. Non-DwellingEquipment			5
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$879,739
PerUnitHardCost			\$33,836
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
DateAssessmentPrepared			RevisedJanuary2002
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations			

PhysicalNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(Exp.7/31/98)

HAName BostonHousingAuthority		<input type="checkbox"/> Original <input checked="" type="checkbox"/> RevisionNumber 1		
DevelopmentNumber MA06-P002-089C		DevelopmentName JosephC.Malone		
DOFADate 11/30/1986 or ConstructionDate				
DevelopmentType: Rental <input checked="" type="checkbox"/> TurnkeyIII-Vacant <input type="checkbox"/> TurnkeyIII-Occupied <input type="checkbox"/> MutualHelp <input type="checkbox"/> Section23,BondFinanced <input type="checkbox"/>	OccupancyType: Family <input type="checkbox"/> Elderly <input checked="" type="checkbox"/> Mixed <input type="checkbox"/>	StructureType: Detached/Semi-Detached <input type="checkbox"/> Row <input checked="" type="checkbox"/> Walk-up <input type="checkbox"/> Elevator <input type="checkbox"/>	NumberofBuildings 12 CurrentBedroomDistribution 0 1 104 2 1 3 4 5 5+	NumberofVacantUnits 7 7% TotalCurrent Units 104
GeneralDescriptionofNeededPhysicalImprovements				Urgencyof Need(1-5)
1. SiteImprovements				4
2. UnitModernization				4
3. Roofing				2
4. ExteriorWalls				3
5. Doors				2
6. Windows				2
7. Stair/Halls				4
8. Non-ResidentialAreas				4
9. Elevators				5
10. FireProtection				2
11. Plumbing				2
12. HVAC				2
13. Electrical				1
14. VacantUnitRehabilitation				5
15. LeadPaint				5
16. Asbestos				5
17. Non-DwellingEquipment				5
18. StorageShed				1
TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements			\$4,661,476	
PerUnitHardCost			\$44,822	
PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DevelopmentHasLong-TermPhysicalandSocialViability			Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
DateAssessmentPrepared			April1999	
Source(s)ofInformation: ResidentComments Management/MaintenancePersonnel SiteInspections A/ERecommendations				

PhysicalNeedsAssessment
ComprehensiveGrantProgram(CGP)

U.S.Department
andUrbanDev
OfficeofPublic

HAName

BostonHousingAuthority

DevelopmentNumber	DevelopmentName
MA06-P002-001	Charlestown

DevelopmentType:	OccupancyType:
Rental	Family
TurnkeyIII-Vacant	Elderly
TurnkeyIII-Occupied	Mixed
MutualHelp	
Section23,BondFinanced	

GeneralDescriptionofNeededPhysicalImprovements

- 1. SiteImprovements
- 2. UnitModernization
- 3. Roofing
- 4. ExteriorWalls
- 5. Doors
- 6. Wndows
- 7. Stair/Halls
- 8. Non-ResidentialAreas
- 9. Elevators
- 10. FireProtection
- 11. Plumbing
- 12. HVAC
- 13. Electrical
- 14. VacantUnitRehabilitation
- 15. 504Compliance
- 16. LeadPaint
- 17. Asbestos
- 18. Non-DwellingEquipment

TotalPreliminaryEstimatedHardCostforNeededPhysicalImprovements
PerUnitHardCost

PhysicalImprovementsWillResultinStructural/SystemSoundressataReasonableCost

DevelopmentHasLong-TermPhysicalandSocialViability

DateAssessmentPrepared

Source(s)ofInformation:

ResidentComments

Management/MaintenancePersonnel

A/ERecommendations

						Original	
				X		RevisionNumber	
		DOFADate or ConstructionDate					
StructureType: Detached/Semi-Detached Row Walk-up Elevator		NumberofBuildings 45		CurrentBedroomDistribution 0 1 2 3 4 5 5+			
				353		431	
		247		74		3	

	Yes	X	No
	Yes	X	No
	SiteInspections		

per 2

05/01/1941

NumberofVacantUnits

141

13%

TotalCurrent

Units 1,108

Urgencyof

Need(1-5)

1

1

1

1

4

5

5

1

N/A

5

4

1

3

5

1

1

5

1

#####

\$64,948

March 1995	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Type and Number: Capital Fund Program Grant No: MA06-R002-501-99 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY99
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___Original Annual Statement

___Reserve for Disasters/Emergencies

___Revised Annual Statement/Revision Number

_X_Performance and Evaluation Report for Program Year Ending 9/30/01

___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	463,668	463,668	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	-	-	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19) *	463,668	463,668	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: MA06-R002-501-99 Replacement Housing Factor Grant No:						Federal FY of Grant: FFY99	
Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs			Status of Proposed	
				Approved	Revised	Difference	Obligated	RAW	Expended		

AUTHORITY WIDE

CATHEDRAL

2-06	VACANT UNIT REHAB	146021 967000		463,668	463,668	0	0	58,673	0
				463,668	463,668	0	0		0

ManagementNeedsAssessment
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo2577-0157(Exp7/31/98)

HAName	<input type="checkbox"/> Original	
BOSTONHOUSINGAUTHORITY	<input checked="" type="checkbox"/> RevisionNumber <u>2</u>	
GeneralDescriptionofManagementNeeds	Urgencyof Need(1-5)	PreliminaryEstimated PHA-WideCost
AdequacyofPersonnel	2	500,000
ControlSystems/Financial	1	266,020
ControlSystems/ManagementInformationSystems	2	482,030
ImproveEmployeeQualifications/StaffTraining	3	455,909
IncreaseOccupancy/ReduceUnitTurnaround	1	1,629,034
ImproveRentCollection	1	220,553
ResidentCapacityBuilding	1	2,955,603
ResidentServiceCoordination	1	2,955,603
ReduceOperatingDeficit/PublicSafety	1	3,656,517
ReduceOperatingDeficit/RiskManagement,GrievancePanel	2	697,891
TotalPreliminaryEstimatedHA-WideCost:		\$13,819,160

DateAssessmentPrepared: April1998;rev.6/99and1/01

SourcesofInformation

DepartmentHeads,Administrator

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-00	Federal FY of Grant: FFY00
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number
☒ X Performance and Evaluation Report for Program Year Ending 9/30/01 ☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	993,551	-	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19) *	993,551	-	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement Performance and Evaluation Report Part II: Supporting Pages								U.S. Department of Housing and Urban Development Office of Public and Indian Housing		
PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-00				Federal FY of Grant: FFY00		
Dev. No./Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs			Status of Proposed
				Approved	Revised	Difference	Obligated	RAW	Expended	
	Development			993,551	0	0	0	58,673	0	Inning use of funds
				993,551	0	0	0	0	0	

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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-01	Federal FY of Grant: FFY01
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___Original Annual Statement ___Reserve for Disasters/Emergencies ___Revised Annual Statement/Revision Number
_X_Performance and Evaluation Report for Program Year Ending 9/30/01 ___Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds	-	-	-	-
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	-	-	-	-
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities*	3,005,618	-	-	-
	*				
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19) *	3,005,618	-	-	-
21	Amount of line 20 Related to LPB Testing	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security Soft Costs	-	-	-	-
	Amount of line 20 Related to Security Hard Costs	-	-	-	-
24	Amount of line 20 Related to Energy Conservation Measures	-	-	-	-
25	Collateralization Expenses or Debt Service	-	-	-	-
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement Performance and Evaluation Report Part II: Supporting Pages					U.S. Department of Housing and Urban Development Office of Public and Indian Housing				
PHA Name: Boston Housing Authority				Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: MA06-R002-501-01				Federal FY of Grant: FFY01	
Dev. No./ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed
				Approved	Revised	Difference	Obligated	RAW Expended	
	Development			3,005,618	0	0	0	58,673	0
				3,005,618	0	0	0		0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

AUTHORITY WIDE

2-00	OPERATION	1406		330,128.00					
2-00	AUTHORITY WIDE-MIP FUNDS	1408		-		-	-	-	
2-00	MIS	1408		281,857.00		-	-	-	
2-00	PUBLIC SAFETY	1408		1,038,287.00		-	-	-	
2-00	STAFF TRAINING	1408		-		-	-	-	
2-00	INTERNAL AUDIT	1408		-		-	-	-	
2-00	ELDERLY SERVICES	1408		416,977.00		-	-	-	
2-00	OCCUPANCY	1408		318,216.00		-	-	-	
2-00	FAMILY SERVICES	1408		-		-	-	-	
2-00	COMMUNITY SERVICES	1408		544,574.00		-	-	-	
2-00	GRIEVANCE PANEL	1408		61,586.00		-	-	-	
2-00	RISK MANAGEMENT	1408		142,140.00		-	-	-	
2-00	RENT COLLECTION	1408		50,683.00		-	-	-	
2-00	VACANCY REHAB	1408		-		-	-	-	
2-00	YOUTH SERVICES	1408		-		-	-	-	
2-00	ADMINISTRATIVE	1410		1,990,832.00		-	-	-	
2-00	AUDIT	1411		25,000.00		-	-	-	
2-00	ARCH & ENG	1430		1,618,695.00		-	-	-	
2-00	CONSULTANTS	1430		659,609.00					
2-00	UNDERGROUND STORAGE	1450		708,335.00		-	-	-	
2-00	HVAC	1460		200,000.00		-	-	-	
2-00	LEAD PAINT ABATEMENT	1460		1,500,000.00		-	-	-	
2-00	OFFICE EQUIPMENT	1475		17,480.00		-	-	-	
2-00	COMPUTERS	1475		150,900.00		-	-	-	
2-00	VEHICLES	1475		130,385.00		-	-	-	
2-00	RELOCATION	1495		-		-	-	-	
2-00	CONTINGENCY	1502		1,032,940.00		-	-	-	
				11,218,624.00		-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

CHARLESTOWN

2-01	ARCH & ENG	1430	170,000.00	-	-	-	-
2-01	NON-RESIDENTIAL AREAS	1470	50,000.00	-	-	-	-
2-01	RELOCATION	1495	7,000.00				
			227,000.00	-	-	-	-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MISSION

2-03

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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

LENOX STREET

2-04	ARCH & ENG	1430		58,062.00	-	-	-	-
2-04	SITE IMPROVEMENTS	1450		100,000.00	-	-	-	-
2-04	ELECTRICAL	1460		300,000.00	-	-	-	-
2-04	HVAC	1460		100,000.00	-	-	-	-
2-04	NON-RESIDENTIAL AREAS	1470		50,000.00	-	-	-	-
2-04	RELOCATION	1495		6,000.00				
				614,062.00	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ORCHARD PARK

2-05

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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

CATHEDRAL

2-06	ARCH & ENG	1430		60,000.00	-	-	-	-	
2-06	DWELLING CONSTRUCTION	1460		1,661,328.00		-	-	-	
2-06	ELEVATORS	1460		100,000.00	-	-	-	-	
2-06	NON-RESIDENTIAL AREAS	1470		50,000.00	-	-	-	-	
2-06	RELOCATION	1495		7,000.00	-	-	-	-	
				1,878,328.00		-	-	-	
2-06	SITE IMPROVEMENTS	Program Income		739,081.00					

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

HEATH STREET

2-07	ARCH & ENG	1430	30,000.00	-	-	-	-
2-07	DWELLING CONSTRUCTION	1460	1,219,986.00	-	-	-	-
2-07	FIRE PROTECTION	1460	200,000.00	-	-	-	-
2-07	RELOCATION	1495	7,000.00	-	-	-	-
				1,456,986.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MAVERICK

2-08	DEVELOPMENT ACTIVITY	1499	1,701,881.00	-	-
			1,701,881.00	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

FRANKLIN HILL

2-09	ARCH & ENG	1430	-	-	-	-	-	-
2-09	ROOFING	1460	1,235,207.00	-	-	-	-	-
2-09	NON-RESIDENTIAL AREAS	1470	50,000.00	-	-	-	-	-
2-09	RELOCATION	1495	6,000.00	-	-	-	-	-
				1,291,207.00	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WHITTIER STREET

2-11	ARCH & ENG	1430		-		-	-	-	
2-11	HVAC	1460		692,000.00		-	-	-	
2-11	NON-RESIDENTIAL AREAS	1470		50,000.00		-	-	-	
2-11	RELOCATION	1495		6,000.00		-	-	-	
				748,000.00		-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

BEECH STREET

2-13	ARCH & ENG	1430		163,000.00	-	-	-	-	
2-13	UNDERGROUND UTILITIES	1460		148,000.00	-	-	-	-	
2-13	NON-RESIDENTIAL AREAS	1470		138,000.00	-	-	-	-	
2-13	RELOCATION	1495		6,000.00	-	-	-	-	
				455,000.00	-	-	-	-	
2-13	HVAC	<u>Program Income</u>		2,653,524.00					

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ALICE TAYLOR

2-14	ARCH & ENG	1430	50,300.00	-	-	-	-
2-14	FIRE PROTECTION	1460	400,000.00	-	-	-	-
2-14	NON-RESIDENTIAL AREAS	1470	150,000.00	-	-	-	-
2-14	RELOCATION	1495	6,000.00	-	-	-	-
			606,300.00	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

BROMLEY

2-19	ARCH & ENG	1430	150,000.00	-	-	-	-
2-19	HVAC	1460	836,500.00	-	-	-	-
2-19	STAIRS	1460	212,142.00	-	-	-	-
2-19	RELOCATION	1495	7,000.00	-	-	-	-
			1,205,642.00	-	-	-	-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MARY ELLEN McCORMACK

2-23	ARCH & ENG	1430	8,000.00	-	-	-	-
2-23	SITE IMPROVEMENTS	1450	180,000.00	-	-	-	-
2-23	BUILDING ENVELOPE	1460	54,000.00	-	-	-	-
2-23	NON-RESIDENTIAL AREAS	1470	50,000.00	-	-	-	-
2-23	RELOCATION	1495	6,000.00	-	-	-	-
			298,000.00	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

OLD COLONY

2-24	ARCH & ENG	1430		-	-	-	-	-	
2-24	BUILDING ENVELOPE	1460		300,000.00	-	-	-	-	
2-24	HVAC	1460		75,000.00		-	-	-	
2-24	LEAD PAINT ABATEMENT	1460		628,800.00					
2-24	RELOCATION	1495		6,000.00		-	-	-	
				1,009,800.00		-	-	-	

2-24	ROOFS	<u>Program Income</u>	2,315,643.00
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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

BICKFORD STREET

2-25

-	-	-	-	-
-	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MARGARET COLLINS

-	-	-	-
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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ANAPOLIS

2-27

-	-	-	-	-
-	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ASHMONT

2-28

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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

HOLGATE

2-29	ARCH & ENG	1430	7,200.00	-	-	-	-
2-29	NON-RESIDENTIAL AREAS	1470	45,000.00	-	-	-	-
			52,200.00	-	-	-	-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

FOLEY APARTMENTS

2-30	ARCH & ENG	1430	4,500.00	-	-	-
2-30	BUILDING ENVELOPE	1460	75,000.00	-	-	-
2-30	NON-RESIDENTIAL AREAS	1470	50,000.00	-	-	-
			129,500.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

GROVELAND

2-32	ARCH & ENG	1430		10,200.00	-	-	-	-	
2-32	NON-RESIDENTIAL AREAS	1470		100,000.00	-	-	-	-	
				110,200.00	-	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

DAVISON

2-34	ARCH & ENG	1430		1,260.00	-	-	-	-	
2-34	NON-RESIDENTIAL AREAS	1470		14,000.00	-	-	-	-	
				15,260.00	-	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WASHINGTON

2-35	ARCH & ENG	1430	8,000.00	-	-	-	-
2-35	BUILDING ENVELOPE	1460	45,000.00	-	-	-	-
2-35	NON-RESIDENTIAL AREAS	1470	40,000.00	-	-	-	-
			93,000.00	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WEST NINTH STREET

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

CARROLL APARTMENTS

2-37	ELECTRICAL	1460	70,000.00	-	-	-
			70,000.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MEADE APARTMENTS

2-38

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

MARTIN LUTHER KING

2-40	ARCH & ENG	1430	3,000.00	-	-	-
2-40	BUILDING ENVELOPE	1460	63,301.00	-	-	-
2-40	ELECTRICAL	1460	30,000.00	-	-	-
			96,301.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

EVA WHITE

2-41	ARCH & ENG	1430	9,850.00	-	-	-
2-41	NON-RESIDENTIAL AREAS	1470	95,000.00	-	-	-
			104,850.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WALNUT PARK

2-42	ARCH & ENG	1430	4,500.00	-	-	-
			4,500.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

FREDERICK DOUGLASS

2-44A	ARCH & ENG	1430	4,950.00	-	-	-
2-44A	BUILDING ENVELOPE	1460	55,000.00	-	-	-
			59,950.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

155 NORTH HAMPTON STREET

2-44B	BUILDING ENVELOPE	1460	59,950.00	-	-	-
			59,950.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WASHINGTON MANOR

2-44C	BUILDING ENVELOPE	1460	59,950.00	-	-	-
			59,950.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

AMORY STREET

2-45	BUILDING ENVELOPE	1460		98,100.00	-	-	-	-	
				<u>98,100.00</u>	-	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

GENERAL WARREN

2-47

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

TORRE UNIDAD

2-49	BUILDING ENVELOPE	1460	180,000.00	-	-	-
			180,000.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ROCKLAND

2-50	BUILDING ENVELOPE	1460		45,310.00	-	-	-
2-50	NON-RESIDENTIAL AREAS	1470		19,000.00	-	-	-
				64,310.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

CODMAN APARTMENTS

2-51	BUILDING ENVELOPE	1460	163,500.00	-	-	-
			163,500.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

HERITAGE

2-52	ARCH & ENG	1430		15,890.00	-	-	-	-	
2-52	BUILDING ENVELOPE	1460		420,000.00	-	-	-	-	
2-52	FIRE PROTECTION	1460		50,000.00	-	-	-	-	
2-52	NON-RESIDENTIAL AREAS	1470		283,500.00	-	-	-	-	
				769,390.00	-	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ST. BOTOLPH

2-53	ARCH & ENG	1430		8,550.00	-	-	-	
2-53	BUILDING ENVELOPE	1460		95,000.00	-	-	-	
				103,550.00	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

PASCIUCCO

2-54

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-	-	-	-

EVANS STREET

2-55

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-	-	-	-

INFILL I

2-56

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

LOWER MILLS

2-57	ARCH & ENG	1430	15,300.00	-	-	-
2-57	BUILDING ENVELOPE	1460	70,000.00	-	-	-
2-57	NON-RESIDENTIAL AREAS	1470	100,000.00	-	-	-
			185,300.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

WEST NEWTON STREET

2-58	ARCH & ENG	1430	-	-	-	-	-	-
2-58	RELOCATION	1495	6,000.00	-	-	-	-	-
6,000.00				-	-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

INFILL II

2-59

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

AUSONIA

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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

HASSAN

2-62	ARCH & ENG	1430	14,850.00	-	-	-
2-62	BUILDING ENVELOPE	1460	217,164.00	-	-	-
2-62	NON-RESIDENTIAL AREAS	1470	70,000.00	-	-	-
			302,014.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

SPRING STREET

2-70

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-	-	-	-

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages										
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02	
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work	
				Approved	Revised	Difference	Obligated	Expended		

PATRICIA WHITE

2-71	ARCH & ENG	1430	13,950.00	-	-	-
2-71	FIRE PROTECTION	1460	60,000.00	-	-	-
2-71	NON-RESIDENTIAL AREAS	1470	95,000.00	-	-	-
			168,950.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

ROSLYN APARTMENTS

2-72	ARCH & ENG	1430	1,800.00	-	-	-
2-72	NON-RESIDENTIAL AREAS	1470	20,000.00	-	-	-
			21,800.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

RUTLAND / EAST SPRINGFIELD

2-74	ARCH & ENG	1430		-	-	-	-	-	
2-74	RELOCATION	1495		6,000.00	-	-	-	-	
				6,000.00	-	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

BELLFLOWER

2-77

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-	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

COMMONWEALTH

2-82	ARCH & ENG	1430		55,000.00		-	-	-	
2-82	UNDERGROUND UTILITIES	1460		70,000.00	-	-	-	-	
2-82	RELOCATION	1495		6,000.00		-	-	-	
				131,000.00		-	-	-	

2-82	ROOFS	<u>Program Income</u>		946,476.00					
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Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

PEABODY SQUARE

2-83	ARCH & ENG	1430	5,000.00	-	-	-
2-83	FIRE PROTECTION	1460	40,000.00	-	-	-
			45,000.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

FRANKLIN FIELD

2-89A	ARCH & ENG	1430		165,974.00	-	-	-	
2-89A	BUILDING ENVELOPE	1460		1,227,784.00	-	-	-	
2-89A	ELECTRICAL	1460		100,000.00	-	-	-	
2-89A	HVAC	1460		150,000.00	-	-	-	
2-89A	FIRE PROTECTION	1460		600,000.00	-	-	-	
2-89A	RELOCATION	1495		6,000.00				
				2,249,758.00	-	-	-	

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

HIGHLAND PARK

2-89B	ARCH & ENG	1430	40,000.00	-	-	-
2-89B	DWELLING CONSTRUCTION	1460	104,000.00	-	-	-
2-89B	BUILDING ENVELOPE	1460	78,700.00	-	-	-
2-89B	ELECTRICAL	1460	20,000.00	-	-	-
2-89B	ROOFS	1460	10,000.00	-	-	-
2-89B	RELOCATION	1495	6,000.00	-	-	-
			258,700.00	-	-	-

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-501-02 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY02
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

JOSEPH MALONE

2-89C	ARCH & ENG	1430	40,950.00	-	-	-
2-89C	BUILDING ENVELOPE	1460	300,000.00	-	-	-
2-89C	NON-RESIDENTIAL AREAS	1470	100,000.00	-	-	-

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant # MA06-P002-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY02
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☒ Original Annual Statement
☐ Performance and Evaluation Report

☐ Reserve for Disasters/Emergencies
☐ Final Performance and Evaluation Report

☐ Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	6,654,724			
2	1406 Operations (May not exceed 10% of line 20)	330,128	-	-	-
3	1408 Management Improvements Soft Costs	2,854,320		-	-
	1408 Management Improvements Hard Costs	-		-	-
4	1410 Administration	1,990,832		-	-
5	1411 Audit	25,000		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	3,398,390			
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	988,335		-	-
10	1460 Dwelling Structures	14,420,722		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	1,619,500		-	-
13	1475 Nondwelling Equipment	298,765		-	-
14	1485 Demolition	-		-	-
15	1490 Replacement Reserve	-		-	-
16	1492 Moving to Work Demonstration	-		-	-
17	1495.1 Relocation Costs	100,000		-	-
18	1499 Development Activities*	1,701,881		-	-
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 20)	1,032,940		-	-
20	Amount of Annual Grant (Sum of lines 2-19)	28,760,813		-	-
21	Amount of line 20 Related to LPB Testing	2,128,800		-	-
22	Amount of line 20 Related to Section 504 Compliance	-		-	-
23	Amount of line 20 Related to Security Soft Costs	1,038,287		-	-
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures			-	-
26	Collateralization Expenses or Debt Service	-		-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
--	--

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-00	AUTHORITY-WIDE					
	VACANT UNIT REHAB NON-DWELLING CONSTRUCTION	See	419,858	454,954	454,954	454,954
		Annual				
		Statement				
	ROOFS					
	A&E					
	Clerk					
	Construction					
	Contingency		115,360	118,745	107,650	107,650
	HVAC					
	A&E		50,000	200,000	200,000	200,000
	Clerk					
	Construction		200,000	200,000	1,440,000	2,040,000
	Contingency					
	DWELLING CONSTRUCTION					
	A&E					
	Clerk					
	Construction			7,041,657		
	Contingency					
	CONSULTANT		424,360	437,090	450,200	450,200
	LEAD PAINT ABATEMENT					
	A&E		438,527	450,109	300,000	300,000
	Clerk					
	Construction		1,500,000	1,900,000	1,200,000	1,200,000
	Contingency					
	ELECTRICAL					
	A&E				150,000	150,000
	Clerk		10,000		60,000	60,000
	Construction					2,315,153
	Contingency		367,725		110,000	110,000

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-00	AUTHORITY-WIDE (continued)					
	FIRE PROTECTION	See				
	Clerk		146,193			
	Contingency	Annual	346,081			
	USTs	Statement				
	A&E		200,000	200,000	100,000	100,000
	Construction		738,515	840,819	487,873	487,873
	Contingency					
	BASEMENTS					
	Clerk					
	Contingency		77,263			
	504 COMPLIANCE					
	Construction		1,618,467			
	BUILDING ENVELOPE					
	A&E				280,000	280,000
	Clerk				60,000	60,000
	Construction				700,000	2,450,000
	Contingency				210,000	210,000
	SITE IMPROVEMENTS					
	A&E				88,800	88,800
	Clerk				29,500	29,500
	Construction				1,257,550	1,257,550
	Contingency				103,617	103,617
	UNDERGROUND UTILITIES					
	A&E				176,593	114,842
	Clerk				27,500	27,500
	Construction				1,166,100	1,166,100
	Contingency				95,981	95,981
	Total		6,652,349	11,843,374	9,256,318	13,859,720

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-01	CHARLESTOWN FIRE PROTECTION NON-DWELLING CONSTRUCTION A&E RELOCATION	See Annual Statement	1,750,000			
	Total		1,750,000	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-03	MISSIONHILL DEVELOPMENT	See Annual Statement	0	0	0	0
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-04	LENOXSTREET	See Annual Statement			2,315,153	
	ELECTRICAL					
	SITEIMPROVEMENTS					
	HVAC					
	NON-DWELLINGCONSTRUCTION					
	A&E					
	RELOCATION					
Total		0	0	2,315,153	0	

<div> <div>FIVE-YEAR ACTION PLAN--FY02-FY06</div> <div>OMBA Approval No. 2577-0157 (exp. 7/31/98)</div> </div>						
<div> <div>PART I: Summary (contd.)</div> <div>Capital Fund Program (CFP)</div> </div>						
A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-05	ORCHARD PARK DEVELOPMENT	See Annual Statement	0	0	0	0
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-06	CATHEDRAL					
	ELECTRICAL	See	644,132			
	FIRE PROTECTION	Annual	200,000			
	DWELLING CONSTRUCTION	Statement	1,661,327	1,661,327	1,661,327	
	ELEVATORS					
	A&E					
	RELOCATION					
	Total		2,505,459	1,661,327	1,661,327	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-07	HEATH STREET	See Annual Statement				
	DWELLING CONSTRUCTION		1,278,144	1,337,475	1,398,004	3,121,082
	HVAC			1,840,000	600,000	
	ROOFS			1,591,350		
	USTs					
	A&E		253,000			
	RELOCATION					
	Total		1,531,144	4,768,825	1,998,004	3,121,082

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-08	MAVERICK DEVELOPMENT	See Annual Statement	1,701,881	1,701,881	1,701,881	1,701,881
	Total		1,701,881	1,701,881	1,701,881	1,701,881

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-09	FRANKLIN HILL ROOFS NON-DWELLING CONSTRUCTION A&E RELOCATION	See Annual Statement				
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-11	WHITTIER STREET BASEMENTS HVAC A&E RELOCATION	See Annual Statement	485,000			
	Total		485,000	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-13	WASHINGTON-BEECH					
	BASEMENTS	See	110,000			
	ROOFS	Annual	1,545,000			
	FIRE PROTECTION	Statement	546,364			
	ELECTRICAL		1,000,000			
	UNDERGROUND UTILITIES					
	NON-DWELLING CONSTRUCTION					
	A&E					
	RELOCATION					
	Total		3,201,364	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-14	ALICE H. TAYLOR FIRE PROTECTION NON-DWELLING CONSTRUCTION ROOFS A&E RELOCATION	See Annual Statement			47,000	651,862
	Total		0	0	47,000	651,862

OMBApprovalNo.2577-0157(exp.7/31/98)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-19	BROMLEYPARK					
	HVAC	See	1,319,888			
	STAIRS	Annual				
	A&E	Statement				
	RELOCATION					
	Total		1,319,888	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-23	MARYELLEN McCORMACK					
	BASEMENTS	See	140,000			
	BUILDING ENVELOPE	Annual			1,750,000	
	SITE IMPROVEMENTS	Statement				
	NON-DWELLING CONSTRUCTION					
	A&E					94,000
	RELOCATION					
	Total		140,000	0	1,750,000	94,000

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-24	OLDCOLONY	See Annual Statement				
	BUILDINGENVELOPE					
	LEADPAINTABATEMENT					
	HVAC					
	A&E					
	RELOCATION					
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-55	EVANS STREET DWELLING CONSTRUCTION A&E RELOCATION	See Annual Statement				
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-56	INFILLI DWELLING CONSTRUCTION A&E RELOCATION	See Annual Statement	0	0	0	0
	Total		0	0	0	0

OMBApprovalNo.2577-0157(exp.7/31/98)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-58	WESTNEWTONSTREET					
	ROOFS	See				651,862
	A&E	Annual			47,000	
	RELOCATION	Statement				
	Total		0	0	47,000	651,862

PARTI: Summary(contd.)
CapitalFundProgram(CFP)

OMBApprovalNo.2577-0157(exp.7/31/98)

A.	DevelopmentNumber/Name	WorkStmnt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-59	INFILLII					
	DWELLINGCONSTRUCTION	See	0	0	0	0
	A&E	Annual				
	RELOCATION	Statement				
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-74	RUTLAND/E. SPRINGFIELD A&E RELOCATION	See Annual Statement				
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-82	COMMONWEALTH					
	BASEMENTS	See	160,000			
	UNDERGROUND UTILITIES	Annual				
	ROOFS	Statement			1,303,724	
	HVAC					
	A&E			105,000		
	RELOCATION					
	Total		160,000	105,000	1,303,724	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-89A	FRANKLINFIELD					
	BASEMENTS	See	283,322			
	HVAC	Annual				
	BUILDING ENVELOPE	Statement				
	ELECTRICAL		350,000			
	FIRE PROTECTION					
	A&E					
	RELOCATION					
	Total		633,322	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-89B	HIGHLANDPARK					
	ROOFS					
	ELECTRICAL					
	BUILDINGENVELOPE					
	DWELLINGCONSTRUCTION					
	A&E					
	RELOCATION					
	Total		0	0	0	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-26	MARGARET COLLINS DWELLING CONSTRUCTION A&E	See Annual Statement		140,000 14,000	200,000	154,551
	Total		0	154,000	200,000	154,551

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-27	ANNAPOLIS					
	DWELLING CONSTRUCTION	See	224,000		225,000	
	NON-RESIDENTIAL AREAS	Annual	20,160		75,000	
		Statement				
	Total		244,160	0	300,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-28	ASHMONT					
	DWELLINGCONSTRUCTION		224,400		175,000	
	SITEIMPROVEMENTS				30,000	
	A&E		20,160			
	Total		244,560	0	205,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-29	HOLGATE	See Annual Statement				
	BUILDING ENVELOPE				85,000	40,000
	DWELLING CONSTRUCTION		50,000		50,000	
	NON-RESIDENTIAL AREAS					
	ELECTRICAL			35,000		
	A&E		4,500			3,000
	Total		54,500	35,000	135,000	43,000

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-30	FOLEY SITE IMPROVEMENTS DWELLING CONSTRUCTION NON-RESIDENTIAL AREAS A&E	See Annual Statement			300,000	
	Total		0	0	300,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)

Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-32	GROVELAND					
	SITE IMPROVEMENTS	See			30,000	
	DWELLING CONSTRUCTION	Annual	150,000		150,000	
	NON-RESIDENTIAL AREAS	Statement			20,000	
	ROOFING					
	A&E		12,500			
	Total		162,500	0	200,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-34	DAVISON					
	DWELLING CONSTRUCTION	See	37,119	192,000		
	NON-RESIDENTIAL AREAS	Annual			55,000	
	A&E	Statement	3,330	18,000		
	Total		40,449	210,000	55,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-35	WASHINGTONSTREET	See Annual Statement				
	DWELLINGCONSTRUCTION				350,000	
	SITEIMPROVEMENTS					
	NON-RESIDENTIALAREAS					
	HVAC		14,000			
	ELECTRICAL				45,000	
	BUILDINGENVELOPE					
	A&E		1,260			

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-36	WESTNINTHSTREET DWELLINGCONSTRUCTION A&E	See Annual Statement			250,000	
	Total		0	0	250,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-37	JOHN CARROLL DWELLING CONSTRUCTION ELECTRICAL A&E	See Annual Statement			200,000	
	Total		0	0	200,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-38	J.J.MEADE					
	DWELLINGCONSTRUCTION	See	120,000		150,000	
	ELECTRICAL	Annual	40,000			
	A&E	Statement	14,400			
	Total		174,400	0	150,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMBApprovalNo.2577-0157(exp.7/31/98)

PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-40	MLKTOWERS	See Annual Statement				
	DWELLINGCONSTRUCTION			400,000		
	SITEIMPROVEMENTS				30,000	
	ELECTRICAL					
	BUILDINGENVELOPE					
	A&E		9,000	30,000		
	Total		9,000	430,000	30,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-41	EVA WHITE DWELLING CONSTRUCTION NON-RESIDENTIAL AREAS ELECTRICAL A&E	See Annual Statement	400,000 36,000		50,000	
	Total		436,000	0	50,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-42	WALNUT PARK DWELLING CONSTRUCTION ELECTRICAL A&E	See Annual Statement		50,000	561,361	
	Total		0	50,000	561,361	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-44A	FREDERICK DOUGLASS	See Annual Statement				
	DWELLING CONSTRUCTION			326,000		
	FIRE PROTECTION					
	ELECTRICAL					
	BUILDING ENVELOPE				50,000	
	A&E			23,000		
	Total		0	349,000	50,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

OMB Approval No. 2577-0157 (exp. 7/31/98)

PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-44B	HAMPTON HOUSE	See Annual Statement				
	DWELLING CONSTRUCTION			326,000		
	BUILDING ENVELOPE			23,000	50,000	
	A&E					
	Total		0	349,000	50,000	0

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-44C	WASHINGTON MANOR DWELLING CONSTRUCTION BUILDING ENVELOPE A&E	See Annual Statement		326,000 23,000	50,000	
	Total		0	349,000	50,000	0

PART I: Summary(contd.)
CapitalFundProgram(CFP)

PART I: Summary(contd.)
CapitalFundProgram(CFP)

PART I: Summary(contd.)
CapitalFundProgram(CFP)

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A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-47	GENERALWARREN SITEIMPROVEMENTS	See Annual Statement				35,000
	Total		0	0	0	35,000

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-49	TORREUNIDAD					
	DWELLING CONSTRUCTION		175,000			500,000
	BUILDING ENVELOPE		171,000			
	ELECTRICAL					100,000
	NON-RESIDENTIAL AREAS		50,000			
	A&E		18,200			30,000
	Total		414,200	0	0	630,000

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-50	ROCKLAND					
	DWELLING CONSTRUCTION	See		200,000		150,000
	BUILDING ENVELOPE	Annual	158,050			
	NON-RESIDENTIAL AREAS	Statement				
	A&E			15,000		5,310
	Total		158,050	215,000	0	155,310

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-51	CODMAN	See Annual Statement		400,000		200,000
	DWELLING CONSTRUCTION					
	PLUMBING					
	A&E			35,576		13,500
	Total		0	435,576	0	363,500

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-52	HERITAGE	See Annual Statement				
	DWELLING CONSTRUCTION		120,000			500,000
	FIRE PROTECTION					
	ELECTRICAL					100,000
	SITE IMPROVEMENTS					
	BUILDING ENVELOPE					
	NON-RESIDENTIAL AREAS					
	A&E		10,800			
	Total		130,800	0	0	600,000

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PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-53	ST.BOTOLPHSTREET	See Annual Statement				
	BUILDINGENVELOPE					
	NON-RESIDENTIALAREAS					10,000
	A&E					
	Total			0	0	0

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-54	PASCIUCCO					
	DWELLING CONSTRUCTION		400,000			200,000
	BUILDING ENVELOPE		265,000			
	NON-RESIDENTIAL AREAS					
	PLUMBING		160,000			
	A&E		76,282			
	Total		901,282	0	0	200,000

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PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-57	LOWERMILLS	See Annual Statement				
	DWELLINGCONSTRUCTION			479,785		
	BUILDINGENVELOPE					
	NON-RESIDENTIALAREAS					
	PLUMBING		180,000			
	ELECTRICAL					70,000
	A&E		16,200	30,000		

PARTI: Summary(contd.)
CapitalFundProgram(CFP)

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A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-61	AUSONIA DWELLINGCONSTRUCTION A&E	See Annual Statement				250,000
	Total		0	0	0	250,000

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-62	HASSAN DWELLING CONSTRUCTION BUILDING ENVELOPE NON-RESIDENTIAL AREAS ELECTRICAL A&E	See Annual Statement		95,000		75,000 10,000
	Total		0	95,000	0	85,000

<div> <div>FIVE-YEAR ACTION PLAN--FY02-FY06</div> <div>OMB Approval No. 2577-0157 (exp. 7/31/98)</div> </div>						
<div> <div>PART I: Summary (contd.)</div> <div>Capital Fund Program (CFP)</div> </div>						
A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-70	SPRING STREET	See Annual Statement				
	Total		0	0	0	0

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-71	PATRICIA WHITE DWELLING CONSTRUCTION NON-RESIDENTIAL AREAS FIRE PROTECTION A&E	See Annual Statement				
	Total		0	0	0	0

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-72	ROSLYN NON-RESIDENTIAL AREAS A&E	See Annual Statement				
	Total		0	0	0	0

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PART I: Summary(contd.)

CapitalFundProgram(CFP)

A.	DevelopmentNumber/Name	WorkStmt. forYear1 FFY2002	WorkStatementfor Year2 FFY2003	WorkStatementfor Year3 FFY2004	WorkStatementfor Year4 FFY2005	WorkStatementfor Year5 FFY2006
2-77	BELLFLOWER	See Annual Statement				
	Total			0	0	0

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-83	PEABODY SQUARE FIRE PROTECTION A&E	See Annual Statement				
	Total		0	0	0	0

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
2-89C	JOSEPH C. MALONE BUILDING ENVELOPE NON-RESIDENTIAL AREAS A&E	See Annual Statement				
	Total		0	0	0	0
			23,261,768	23,261,768	23,261,768	23,261,768

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary (contd.)
 Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-00	PRODUCTIVITY IMPROVEMENTS	See Annual Statement				
	COMPUTERS		150,900	150,900	150,900	150,900
	COPIERS/OFFICE EQUIPMENT		17,480	17,480	17,480	17,480
	VEHICLES		130,385	130,385	130,385	130,385
			298,765	298,765	298,765	298,765
2-00	MANAGEMENT IMPROVEMENTS					
	YOUTH SERVICES		0	0	0	0
	ELDERLY SERVICES		416,977	416,977	416,977	416,977
	FAMILY SERVICES		0	0	0	0
	COMMUNITY SERVICES		544,574	544,574	544,574	544,574
	PUBLIC SAFETY		1,038,287	1,038,287	1,038,287	1,038,287
	OCCUPANCY		318,216	318,216	318,216	318,216
	RAPID OCCUPANCY		0	0	0	0
	MIS		281,857	281,857	281,857	281,857
	STAFF TRAINING		0	0	0	0
	RISK MANAGEMENT		142,140	142,140	142,140	142,140
	COMPLIANCE OFFICER		0	0	0	0
	RENT COLLECTION		50,683	50,683	50,683	50,683
	GRIEVANCE PANEL		61,586	61,586	61,586	61,586
	AUTHORITY WIDE MIP FUNDS		0	0	0	0
			2,854,320	2,854,320	2,854,320	2,854,320
	Total		3,153,085	3,153,085	3,153,085	3,153,085

FIVE-YEAR ACTION PLAN--FY02-FY06

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PART I: Summary (contd.)
Capital Fund Program (CFP)

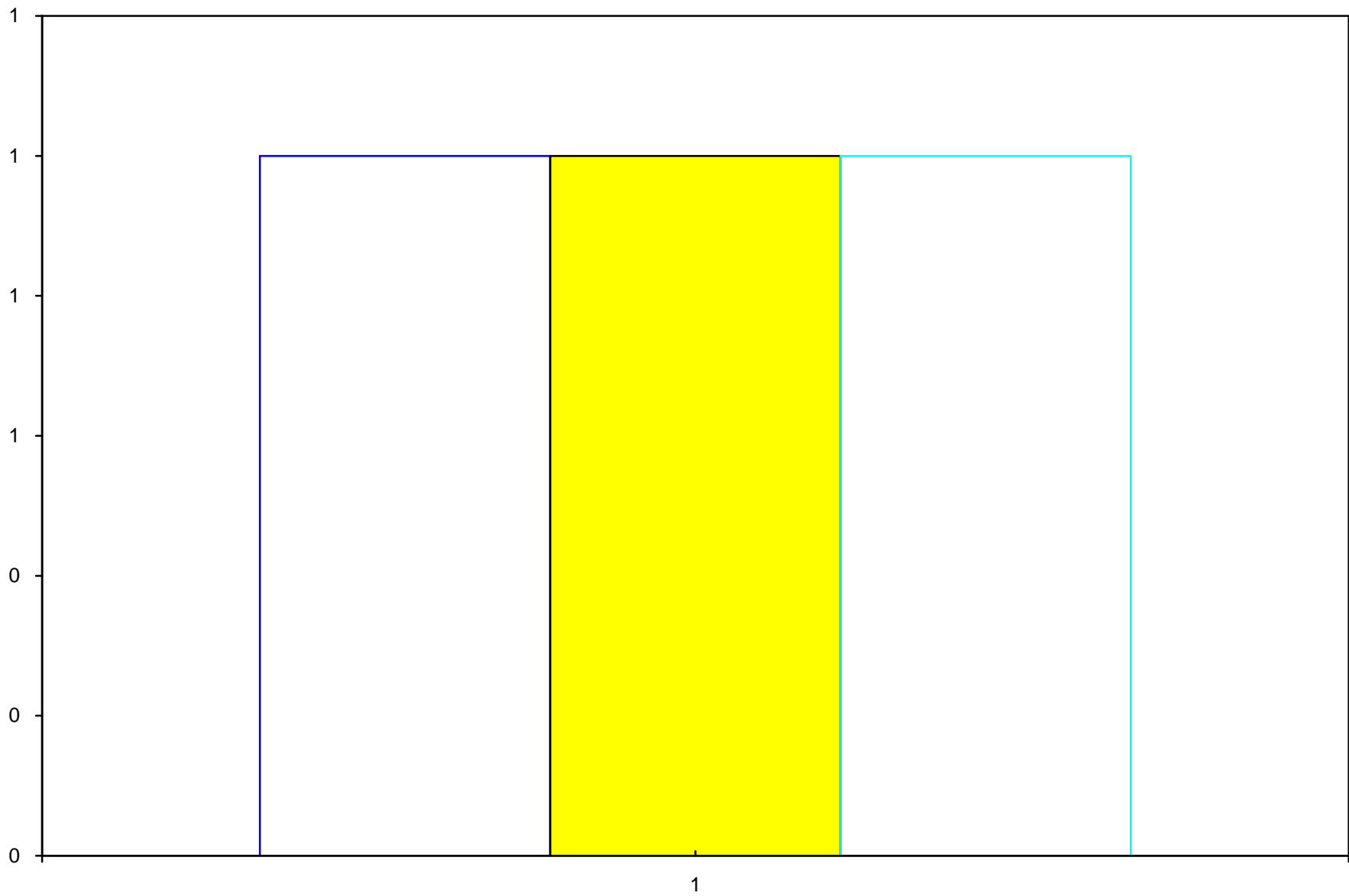
A.	Development Number/Name	Work Stmt. for Year1 FFY2002	Work Statement for Year2 FFY2003	Work Statement for Year3 FFY2004	Work Statement for Year4 FFY2005	Work Statement for Year5 FFY2006
	ADMINISTRATIVE					
2-00	OPERATIONS	See	330,128	330,128	330,128	330,128
2-00	ADMINISTRATION	See	2,015,832	2,015,832	2,015,832	2,015,832
		Statement				
	Total		2,345,960	2,345,960	2,345,960	2,345,960

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PART I: Summary (contd.)
Capital Fund Program (CFP)

A.	Development Number/Name	Work Stmt. for Year 1 FFY 2002	Work Statement for Year 2 FFY 2003	Work Statement for Year 3 FFY 2004	Work Statement for Year 4 FFY 2005	Work Statement for Year 5 FFY 2006
2-08	MAVERICK DEVELOPMENT (HOPEVI Program) Development and new construction program approved and funded through HOPEVI with additional Development Funds monies	See Annual Statement				
	Grand Totals		28,760,813	28,760,813	28,760,813	28,760,813



Five-Five-Year Action Plan--FY02-FY06
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Physical Needs Work Statement(s)

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Work Statement for Year 1 FFY:2002	Work Statement for Year <u>2</u> FFY2003			Work Statement for Year <u>3</u> FFY2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-01, Charlestown: Fire Protection		1,750,000	MA2-01, Charlestown		0
			1,750,000			0
	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
			0			0
	MA2-04, Lenox Street		0	MA2-04, Lenox Street		0
			0			0
	MA2-05, Orchard Park		0	MA2-05, Orchard Park		0
			0			0
	MA2-06, Cathedral: Electrical		644,132	MA2-06, Cathedral: Dwelling Construction		
	MA2-06, Cathedral: Fire Protection		200,000			
	MA2-06, Cathedral: Dwelling Construction		1,661,327			1,661,327
			2,505,459			1,661,327
	MA2-07, Heath Street: Dwelling Construction		1,278,144	MA2-07, Heath Street: Dwelling Construction		1,337,475
	MA2-07, Heath Street: A&E		253,000	MA2-07, Heath Street: HVAC		1,840,000
			1,531,144	MA2-07, Heath Street: Roofs		1,591,350
	MA2-08, Maverick: Development		1,701,881	MA2-08, Maverick: Development		4,768,825
			1,701,881			1,701,881
	MA2-09, Franklin Hill: A&E		25,000	MA2-09, Franklin Hill		0
			25,000			0
	Subtotal of Estimated Cost		7,513,484	Subtotal of Estimated Cost		8,132,033

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Work Statement for Year 1 FFY:2002	Work Statement for Year <u>4</u> FFY2005			Work Statement for Year <u>5</u> FFY2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-01, Charlestown		0	MA2-01, Charlestown		0
			0			0
	MA2-03, Mission Hill		0	MA2-03, Mission Hill		0
			0			0
	MA2-04, Lenox Street: Electrical		2,315,153	MA2-04, Lenox Street		0
			2,315,153			0
	MA2-05, Orchard Park		0	MA2-05, Orchard Park		0
			0			0
	MA2-06, Cathedral: Dwelling Construction		1,661,327	MA2-06, Cathedral		0
			1,661,327			0
	MA2-07, Heath Street: Dwelling Construction MA2-07, Heath Street: HVAC		1,398,004 600,000	MA2-07, Heath Street: Dwelling Construction		3,121,082
			1,998,004			3,121,082
	MA2-08, Maverick: Development		1,701,881	MA2-08, Maverick: Development		1,701,881
			1,701,881			75,000
	MA2-09, Franklin Hill		0	MA2-09, Franklin Hill		1,776,881
			0			0
						0
	Subtotal of Estimated Cost		7,676,365	Subtotal of Estimated Cost		4,897,963

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Work Statement for Year 1 FFY:2002	Work Statement for Year <u>2</u> FFY2003			Work Statement for Year <u>3</u> FFY2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-11, Whittier Street: Basements		485,000	MA2-11, Whittier Street		0
	MA2-11, Whittier Street: A&E		25,000			0
			510,000			0
	MA2-13, Washington-Beech: Basements		110,000	MA2-13, Washington-Beech		0
	MA2-13, Washington-Beech: Roofs		1,545,000			0
	MA2-13, Washington-Beech: Fire Protection		546,364			0
	MA2-13, Washington-Beech: Electrical		1,000,000			0
			3,201,364			0
	MA2-14, Alice H. Taylor		0	MA2-14, Alice H. Taylor		0
			0			0
	MA2-19, Bromley Park: HVAC		1,319,888	MA2-19, Bromley Park		0
			1,319,888			0
	MA2-23, M.E. McCormack: Basements		140,000	MA2-23, M.E. McCormack		0
			140,000			0
	MA2-24, Old Colony: A&E		25,000	MA2-24, Old Colony		0
			25,000			0
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	Subtotal of Estimated Cost		4,953,752	Subtotal of Estimated Cost		0

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Physical Needs Work Statement(s)

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Work Statement for Year 1 FFY: 2002	Work Statement for Year <u>4</u> FFY 2005			Work Statement for Year <u>5</u> FFY 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-11, Whittier Street		0	MA2-11, Whittier Street		0
			0			0
	MA2-13, Washington-Beech		0	MA2-13, Washington-Beech		0
			0			0
	MA2-14, Alice H. Taylor: A&E		47,000	MA2-14, Alice H. Taylor: Roofs		651,862
			47,000			651,862
	MA2-19, Bromley Park		0	MA2-19, Bromley Park		0
			0			0
	MA2-23, M.E. McCormack: Building Envelope		1,750,000	MA2-23, M.E. McCormack: A&E		94,000
			1,750,000			94,000
	MA2-24, Old Colony		0	MA2-24, Old Colony		0
			0			0
	MA2-55, Evans Street		0	MA2-55, Evans Street		0
			0			0
	Subtotal of Estimated Cost		1,797,000	Subtotal of Estimated Cost		745,862

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Work Statement for Year 1 FFY: 2002	Work Statement for Year <u>2</u> FFY 2003			Work Statement for Year <u>3</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-56, Infill		0	MA2-56, Infill		0
			0			0
	MA2-58, West Newton Street		0	MA2-58, West Newton Street		0
			0			0
	MA2-59, Infill		0	MA2-59, Infill		0
			0			0
	MA2-74, Rutland/E. Springfield		25,000	MA2-74, Rutland/E. Springfield		0
			25,000			0
	MA2-82, Commonwealth: Basements		160,000	MA2-82, Commonwealth: A&E		105,000
			160,000			105,000
	MA2-89A, Franklin Field: Basements		283,322	MA2-89A, Franklin Field: Fire Protection		0
	MA2-89A, Franklin Field: Electrical		350,000			0
			633,322			
	MA2-89B, Highland Park		0	MA2-89B, Highland Park: Fire Protection		1,125,509
						1,125,509
	Subtotal of Estimated Cost		818,322	Subtotal of Estimated Cost		1,230,509

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Work Statement for Year 1 FFY:2002	Work Statement for Year <u>4</u> FFY2005			Work Statement for Year <u>5</u> FFY2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	MA2-56, Infill		0	MA2-56, Infill		0
			0			0
	MA2-58, West Newton Street: A&E		47,000	MA2-58, West Newton Street: Roofs		651,862
			47,000			651,862
	MA2-59, Infill		0	MA2-59, Infill		0
			0			0
	MA2-74, Rutland/E. Springfield		0	MA2-74, Rutland/E. Springfield		0
			0			0
	MA2-82, Commonwealth: Roofs		1,303,724	MA2-82, Commonwealth		0
			1,303,724			0
	MA2-89A, Franklin Field		0	MA2-89A, Franklin Field		0
			0			0
	MA2-89B, Highland Park		0	MA2-89B, Highland Park		0
			0			0
	Subtotal of Estimated Cost		1,350,724	Subtotal of Estimated Cost		651,862

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Work Statement for Year 1 FFY:2002	Work Statement for Year <u>2</u> FFY2003			Work Statement for Year <u>3</u> FFY2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00,HA-Wide:Vacant Unit Rehab		419,858	MA2-00,HA-Wide:Vacant Unit Rehab		454,954
	MA2-00,HA-Wide:Roofs			MA2-00,HA-Wide:Roofs		
	A&E		0	A&E		0
	Construction		0	Construction		0
	Contingency		115,360	Contingency		118,745
	MA2-00,HA-Wide:HVAC			MA2-00,HA-Wide:HVAC		
	A&E		50,000	A&E		200,000
	Construction		200,000	Construction		200,000
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Unit Moderization			MA2-00,HA-Wide:Unit Moderization		
	A&E		0	A&E		0
	Construction		0	Construction		7,041,657
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Consultant		424,360	MA2-00,HA-Wide:Consultant		437,090
	MA2-00,HA-Wide:Lead Paint Abatement			MA2-00,HA-Wide:Lead Paint Abatement		
	A&E		438,527	A&E		450,109
	Construction		1,500,000	Construction		1,900,000
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Electrical			MA2-00,HA-Wide:Electrical		
	A&E		10,000	A&E		0
	Clerk		0	Clerk		0
	Construction		0	Construction		0
	Contingency		367,725	Contingency		0
	MA2-00,HA-Wide:Fire Protection			MA2-00,HA-Wide:Fire Protection		
	Clerk		146,193	Clerk		0
	Contingency		346,081	Contingency		0
	MA2-00,HA-Wide:USTs			MA2-00,HA-Wide:USTs		
	A&E			A&E		
	Construction		200,000	Construction		200,000
	Contingency		738,515	Contingency		840,819
	Subtotal of Estimated Cost		4,956,619	Subtotal of Estimated Cost		11,843,374

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00,HA-Wide:Vacant Unit Rehab		454,954	MA2-00,HA-Wide:Vacant Unit Rehab		454,954
	MA2-00,HA-Wide:Roofs			MA2-00,HA-Wide:Roofs		
	A&E		0	A&E		0
	Construction		0	Construction		0
	Contingency		107,650	Contingency		107,650
	MA2-00,HA-Wide:HVAC			MA2-00,HA-Wide:HVAC		
	A&E		200,000	A&E		200,000
	Construction		1,440,000	Construction		2,040,000
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Unit Moderization			MA2-00,HA-Wide:Unit Moderization		
	A&E		0	A&E		0
	Construction		0	Construction		0
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Consultant		450,200	MA2-00,HA-Wide:Consultant		450,200
	MA2-00,HA-Wide:Lead Paint Abatement			MA2-00,HA-Wide:Lead Paint Abatement		
	A&E		300,000	A&E		300,000
	Construction		1,200,000	Construction		1,200,000
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:Electrical			MA2-00,HA-Wide:Electrical		
	A&E		150,000	A&E		150,000
	Clerk		60,000	Clerk		60,000
	Construction		0	Construction		2,315,153
	Contingency		110,000	Contingency		110,000
	MA2-00,HA-Wide:Fire Protection			MA2-00,HA-Wide:Fire Protection		
	Clerk		0	Clerk		0
	Contingency		0	Contingency		0
	MA2-00,HA-Wide:USTs			MA2-00,HA-Wide:USTs		
	A&E			A&E		
	Construction		100,000	Construction		100,000
	Contingency		487,873	Contingency		487,873
	Subtotal of Estimated Cost		5,060,677	Subtotal of Estimated Cost		7,975,830

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide: Basement A&E Construction Contingency		0 0 77,263	MA2-00, HA-Wide: Basement A&E Construction Contingency		0 0 0
	MA2-00, HA-Wide: 504 Compliance A&E Construction Contingency		0 1,618,467 0	MA2-00, HA-Wide: 504 Compliance A&E Construction Contingency		0 0 0
	MA2-00, HA-Wide: Building Envelope A&E Clerk Construction Contingency			MA2-00, HA-Wide: Building Envelope A&E Clerk Construction Contingency		
	MA2-00, HA-Wide: Site Improvements A&E Clerk Construction Contingency			MA2-00, HA-Wide: Site Improvements A&E Clerk Construction Contingency		
	MA2-00, HA-Wide: Underground Utilities A&E Clerk Construction Contingency			MA2-00, HA-Wide: Underground Utilities A&E Clerk Construction Contingency		
	Subtotal of Estimated Cost		1,695,730	Subtotal of Estimated Cost		0

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide: Basement			MA2-00, HA-Wide: Basement		
	A&E		0	A&E		0
	Construction		0	Construction		0
	Contingency		0	Contingency		0
	MA2-00, HA-Wide: 504 Compliance			MA2-00, HA-Wide: 504 Compliance		
	A&E		0	A&E		0
	Construction		0	Construction		0
	Contingency		0	Contingency		0
	MA2-00, HA-Wide: Building Envelope			MA2-00, HA-Wide: Building Envelope		
	A&E		280,000	A&E		280,000
	Clerk		60,000	Clerk		60,000
	Construction		700,000	Construction		700,000
	Contingency		210,000	Contingency		210,000
	MA2-00, HA-Wide: Site Improvements			MA2-00, HA-Wide: Site Improvements		
	A&E		88,800	A&E		88,800
	Clerk		29,500	Clerk		29,500
	Construction		1,257,550	Construction		1,257,550
	Contingency		103,617	Contingency		103,617
	MA2-00, HA-Wide: Underground Utilities			MA2-00, HA-Wide: Underground Utilities		
	A&E		176,593	A&E		114,842
	Clerk		27,500	Clerk		27,500
	Construction		1,166,100	Construction		1,166,100
	Contingency		95,981	Contingency		95,981
	Subtotal of Estimated Cost		4,195,641	Subtotal of Estimated Cost		4,133,890

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide Prod. Imp.: Computers		150,900	MA2-00, HA-Wide Prod. Imp.: Computers		150,900
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		17,480	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		17,480
	MA2-00, HA-Wide Prod. Imp.: Vehicles		130,385	MA2-00, HA-Wide Prod. Imp.: Vehicles		130,385
	Subtotal of Estimated Cost		298,765	Subtotal of Estimated Cost		298,765

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	Major Work Categories	Quantity	Estimated Cost	Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-00, HA-Wide Prod. Imp.: Computers		150,900	MA2-00, HA-Wide Prod. Imp.: Computers		150,900
	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		17,480	MA2-00, HA-Wide Prod. Imp.: Copiers/Office Equip.		17,480
	MA2-00, HA-Wide Prod. Imp.: Vehicles		130,385	MA2-00, HA-Wide Prod. Imp.: Vehicles		130,385
	Subtotal of Estimated Cost		298,765	Subtotal of Estimated Cost		298,765

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-27, Annapolis: Unit Modernization		224,000	MA2-26, Margaret Collins: Unit Modernization		140,000
	MA2-27, Annapolis: A/E		20,160	MA2-26, Margaret Collins: A/E		14,000
			244,160			154,000
	MA2-28, Ashmont: Unit Modernization		224,400	MA2-29, Holgate: Electrical		35,000
	MA2-28, Ashmont: A/E		20,160			
			244,560	MA2-34, Davison: Unit Modernization		192,000
	MA2-29, Holgate: Unit Modernization		50,000	MA2-34, Davison: A/E		18,000
	MA2-29, Holgate: A/E		4,500			210,000
			54,500	MA2-40, MLK Towers: Unit Modernization		400,000
	MA2-32, Groveland: Unit Modernization		150,000	MA2-40, MLK Towers: A/E		30,000
	MA2-32, Groveland: A/E		12,500			430,000
			162,500	MA2-42, Walnut Park: Electrical		50,000
	MA2-34, Davison: Unit Modernization		37,119	MA2-44A, Frederick Douglass: Unit Modernization		326,000
	MA2-34, Davison: A/E		3,330	MA2-44A, Frederick Douglass: A/E		23,000
			40,449			349,000
	MA2-35, Washington St.: HVAC		14,000	MA2-44B, Hampton House: Unit Modernization		326,000
	MA2-35, Washington St.: A/E		1,260	MA2-44B, Hampton House: A/E		23,000
			15,260			349,000
	MA2-38, J.J. Meade: Unit Modernization		120,000	MA2-44C, Washington Manor: Unit Modernization		326,000
	MA2-38, J.J. Meade: Electrical		40,000	MA2-44C, Washington Manor: A/E		23,000
	MA2-38, J.J. Meade: A/E		14,400			349,000
			174,400	MA2-50, Rockland: Unit Modernization		200,000
	MA2-40, MLK Towers: A/E		9,000	MA2-50, Rockland: A/E		15,000
						215,000
				MA2-51, Codman: Unit Modernization		400,000
				MA2-51, Codman: A/E		35,576
						435,576
	Subtotal of Estimated Cost		944,829	Subtotal of Estimated Cost		2,576,576

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-26, Margaret Collins: Unit Modernization		200,000	MA2-26, Margaret Collins: Unit Modernization		154,551
	MA2-27, Annapolis: Unit Modernization		225,000	MA2-29, Holgate: Building Envelope		40,000
	MA2-27, Annapolis: Non-Residential		75,000	MA2-29, Holgate: A/E		3,000
			300,000			43,000
	MA2-28, Ashmont: Unit Modernization		175,000	MA2-45, Amory Street: Unit Modernization		500,000
	MA2-28, Ashmont: Site		30,000	MA2-45, Amory Street: Building Envelope		85,000
			205,000			585,000
	MA2-29, Holgate: Non-Residential		50,000	MA2-47, General Warren: Site		35,000
	MA2-29, Holgate: Building Envelope		85,000			
			135,000	MA2-49, Torre Unidad: Unit Modernization		500,000
	MA2-30, Foley: Unit Modernization		300,000	MA2-49, Torre Unidad: Electrical		100,000
				MA2-49, Torre Unidad: A/E		30,000
	MA2-32, Groveland: Site		30,000			630,000
	MA2-32, Groveland: Unit Modernization		150,000	MA2-50, Rockland: Unit Modernization		150,000
	MA2-32, Groveland: Non-Residential		20,000	MA2-50, Rockland: A/E		5,310
			200,000			155,310
	MA2-35, Washington St.: Unit Modernization		350,000	MA2-51, Codman: Unit Modernization		200,000
	MA2-35, Washington St.: Electrical		45,000	MA2-51, Codman: Plumbing		150,000
			395,000	MA2-51, Codman: A/E		13,500
	MA2-26, West Ninth Street: Unit Modernization		250,000			363,500
	MA2-37, J.J. Carroll: Unit Modernization		200,000	MA2-52, Heritage: Unit Modernization		500,000
	MA2-38, J.J. Meade: Unit Modernization		150,000	MA2-52, Heritage: Electrical		100,000
	MA2-40, MLK Towers: A/E		30,000			600,000
	MA2-41, Eva White: Unit Modernization		50,000	MA2-53, ST. Botolph Street: Non-Residential		10,000
				MA2-54, Pasciucco: Unit Modernization		200,000
	Subtotal of Estimated Cost		2,415,000	Subtotal of Estimated Cost		2,176,361

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-41, Eva White: Unit Modernization		400,000	MA2-57, Lower Mills: Unit Modernization		479,785
	MA2-41, Eva White: A/E		36,000	MA2-57, Lower Mills: A/E		30,000
			436,000			509,785
	MA2-49, Torre Unidad: Building Envelope		171,000	MA2-62, Hassan: Building Envelope		95,000
	MA2-49, Torre Unidad: Unit Modernization		175,000			
	MA2-49, Torre Unidad: Non-Residential		50,000			
	MA2-49, Torre Unidad: A/E		18,200			
			414,200			
	MA2-50, Rockland: Building Envelope		158,050			
			158,050			
	MA2-52, Heritage: Unit Modernization		120,000			
	MA2-52, Heritage: A/E		10,800			
			130,800			
	MA2-54, Pasciucco: Unit Modernization		400,000			
	MA2-54, Pasciucco: Building Envelope		265,000			
	MA2-54, Pasciucco: Plumbing		160,000			
	MA2-54, Pasciucco: A/E		76,282			
			901,282			
	MA2-57, Lower Mills: Electrical		180,000			
	MA2-57, Lower Mills: A/E		16,200			
			196,200			
Subtotal of Estimated Cost			2,236,532	Subtotal of Estimated Cost		604,785

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA2-42, Walnut Park: Unit Modernization		561,361	MA2-57, Lower Mills: Plumbing		70,000
	MA2-44A, Frederick Douglass: Building Envelope		50,000	MA2-61, Ausonia: Unit Modernization		250,000
	MA2-44B, Hampton House: Building Envelope		50,000	MA2-62, Hassan: Electrical		75,000
	MA2-44C, Washington Manor: Building Envelope		50,000	MA2-62, Hassan: A/E		10,000
						85,000
	Subtotal of Estimated Cost		711,361	Subtotal of Estimated Cost		405,000

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	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	EstimatedCost	
See Annual Statement	MA-200,HA-WideMgmt.Imp.:YouthServices		0	MA-200,HA-WideMgmt.Imp.:YouthServices		0	
	MA-200,HA-WideMgmt.Imp.:ElderlyServices		416,977	MA-200,HA-WideMgmt.Imp.:ElderlyServices		416,977	
	MA-200,HA-WideMgmt.Imp.:FamilyServices		0	MA-200,HA-WideMgmt.Imp.:FamilyServices		0	
	MA-200,HA-WideMgmt.Imp.:CommunityServices		544,574	MA-200,HA-WideMgmt.Imp.:CommunityServices		544,574	
	MA-200,HA-WideMgmt.Imp.:PublicSafety		1,038,287	MA-200,HA-WideMgmt.Imp.:PublicSafety		1,038,287	
	MA-200,HA-WideMgmt.Imp.:Occupancy		318,216	MA-200,HA-WideMgmt.Imp.:Occupancy		318,216	
	MA-200,HA-WideMgmt.Imp.:RapidReoccupancy		0	MA-200,HA-WideMgmt.Imp.:RapidReoccupancy		0	
	MA-200,HA-WideMgmt.Imp.:MIS		281,857	MA-200,HA-WideMgmt.Imp.:MIS		281,857	
	MA-200,HA-WideMgmt.Imp.:StaffTraining		0	MA-200,HA-WideMgmt.Imp.:StaffTraining		0	
	MA-200,HA-WideMgmt.Imp.:RiskManagement		142,140	MA-200,HA-WideMgmt.Imp.:RiskManagement		142,140	
	MA-200,HA-WideMgmt.Imp.:ComplianceOfficer		0	MA-200,HA-WideMgmt.Imp.:ComplianceOfficer		0	
	MA-200,HA-WideMgmt.Imp.:RentCollection		50,683	MA-200,HA-WideMgmt.Imp.:RentCollection		50,683	
	MA-200,HA-WideMgmt.Imp.:GrievancePanel		61,586	MA-200,HA-WideMgmt.Imp.:GrievancePanel		61,586	
	MA-200,HA-WideMgmt.Imp.:Authority-WideMIPFunds		0	MA-200,HA-WideMgmt.Imp.:Authority-WideMIPFunds		0	
			\$2,854,320			\$2,854,320	
	SubtotalofEstimatedCost			\$2,854,320	SubtotalofEstimatedCost		

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Work Statement for Year 1 FFY: 2002	Work Statement for Year <u>4</u> FFY 2005			Work Statement for Year <u>5</u> FFY 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MA-200,HA-WideMgmt.Imp.:YouthServices		0	MA-200,HA-WideMgmt.Imp.:YouthServices		0
	MA-200,HA-WideMgmt.Imp.:ElderlyServices		416,977	MA-200,HA-WideMgmt.Imp.:ElderlyServices		416,977
	MA-200,HA-WideMgmt.Imp.:FamilyServices		0	MA-200,HA-WideMgmt.Imp.:FamilyServices		0
	MA-200,HA-WideMgmt.Imp.:CommunityServices		544,574	MA-200,HA-WideMgmt.Imp.:CommunityServices		544,574
	MA-200,HA-WideMgmt.Imp.:PublicSafety		1,038,287	MA-200,HA-WideMgmt.Imp.:PublicSafety		1,038,287
	MA-200,HA-WideMgmt.Imp.:Occupancy		318,216	MA-200,HA-WideMgmt.Imp.:Occupancy		318,216
	MA-200,HA-WideMgmt.Imp.:RapidReoccupancy		0	MA-200,HA-WideMgmt.Imp.:RapidReoccupancy		0
	MA-200,HA-WideMgmt.Imp.:MIS		281,857	MA-200,HA-WideMgmt.Imp.:MIS		281,857
	MA-200,HA-WideMgmt.Imp.:StaffTraining		0	MA-200,HA-WideMgmt.Imp.:StaffTraining		0
	MA-200,HA-WideMgmt.Imp.:RiskManagement		142,140	MA-200,HA-WideMgmt.Imp.:RiskManagement		142,140
	MA-200,HA-WideMgmt.Imp.:ComplianceOfficer		0	MA-200,HA-WideMgmt.Imp.:ComplianceOfficer		0
	MA-200,HA-WideMgmt.Imp.:RentCollection		50,683	MA-200,HA-WideMgmt.Imp.:RentCollection		50,683
	MA-200,HA-WideMgmt.Imp.:GrievancePanel		61,586	MA-200,HA-WideMgmt.Imp.:GrievancePanel		61,586
	MA-200,HA-WideMgmt.Imp.:Authority-WideMIPFunds		0	MA-200,HA-WideMgmt.Imp.:Authority-WideMIPFunds		0
			\$2,854,320			\$2,854,320
	Subtotal of Estimated Cost		\$2,854,320	Subtotal of Estimated Cost		\$2,854,320

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SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
TOPICS: RESIDENT ADVISORY BOARD (1) MONITORING COMMITTEE (1-2) SECTION 8(3 -7) RENT DETERMINATION POLICIES (7-9) ELIGIBILITY, SELECTION AND ADMISSIONS (9-11) OPERATIONS AND MANAGEMENT (11-14) CAPITAL FUNDING PROGRAM (14-22) DEMOLITION AND DISPOSITION (22-23) CONVERSION OF PUBLIC HOUSING (23) CIVIL RIGHTS (23-25) COMMUNITY SERVICE (25) CRIME AND SAFETY (26-27) MAS TATE LEGISLATURE (27) PHDEP (27 -28) TENANT PARTICIPATION FUNDING (28-29) PERFORMANCE AND EVALUATION REPORTS (30)		
RESIDENT ADVISORY BOARD	<p>HUD has mandated a citywide Resident Advisory Board, yet has not funded it directly. We have been operating without funds directly from HUD. We urge that the BHA plan include funds from HUD or elsewhere to adequately provide for a RAB budget including outreach from RAB to help keep the local task forces informed about our work. Now, I will say that we proposed a beautiful proposal to the BHA this year, and of course, they weren't able to fund it. We feel that they could use that as a positive guideline to go into the five -year plan.</p> <p><i>RAB member at public hearing 12/6/01</i></p>	<p>In January, 2001, HUD issued PIH Notice 2001 -3 which provided for \$25/unit funding to support resident participation activities. The notice specifically mentions under eligible uses of Resident Participation Funds activities intended to supplement PHA Plan activities. The BHA proposed that the RAB receive a portion of the funds so that the RAB's budget proposal would have been fully funded. However, the RAB declined to receive any portion of the funds.</p> <p>The BHA uses funds from the operating subsidy provided by HUD to support RAB activities. The BHA provided funding to the RAB consistent with previous years with an increase for inflation for FY 2001. The BHA encourages the RAB to network with LTO's to host a RAB meeting. The BHA encourages the RAB to seek other revenue sources. The BHA does not plan to revise the five -year plan formally until FY 2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p>
MONITORING COMMITTEE (STATUTORILY SET UNDER STATE LAW)	<p>Governance/Monitoring Committee: The RAB wants BHA, in the five -year plan, to commit to a review of the governance legislation for the Monitoring Committee, with involvement of public housing and Section 8 tenant representatives, and submission of any proposed revisions through the City Council and State Legislature, as is required by home rule legislation.</p> <p><i>-continued-</i></p>	<p>The BHA Monitoring Committee and the Administrator have discussed this topic and plan to look at the efficacy of the statutory scheme again during the next appointment term of the Committee. A prompt appointment process of the Monitoring Committee is anticipated following the Mayor's inauguration on 1/7/02. The BHA does not plan to revise the five -year plan formally until FY 2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p>

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MONITORING COMMITTEE (STATUTORILY SET UNDER STATE LAW)	<p><i>-continued-</i></p> <p>The current scheme is flawed because the committee dies every two years when the City Council leaves office, and there are always significant delays in getting the new Committee formed. Staggered terms, and perhaps longer terms unlinked from City Council elections, would be preferable. In addition, the legislation should require Section 8 representatives, and explicitly provide for fair representation of all three of the constituent groups affected by BHA policies—elderly/disabled public housing, family public housing, and Section 8. The five-year plan should establish timelines for this action.</p> <p><i>Greater Boston Legal Services at public hearing 12/6/01</i></p>	
MONITORING COMMITTEE (STATUTORILY SET UNDER STATE LAW)	<p>The main things we want revised is the governing legislation. The main things are there should be a requirement to include Section 8 members on the Committee, an absolute requirement, and the Monitoring Committee should, the members should have staggered terms. As it is now, the Mayor appoints a new Monitoring Committee every two years, which means that all the work of the previous Committee if nobody else on that Committee gets appointed again is lost. We don't want that. We want continuity in the Monitoring Committee.</p> <p><i>RAB member at public hearing 12/6/01</i></p>	<p>The Administrator and members of the Monitoring Committee agree that Section 8 participants should be included as a member of the Committee. There currently is one, and appointment is anticipated again following the Mayor's inauguration on January 7, 2002. See response above.</p>
MONITORING COMMITTEE (STATUTORILY SET UNDER STATE LAW)	<p>I want to make a comment about one of the RAB members who said he would like to see the Monitoring Committee continue their terms. My comments are that it is not good. I will say that is good to have like a two-year term. A four or six-year term, can sometimes create dictatorship. We have enough residents that can stand up and say, "We have a skillful board and can serve on the committee."</p> <p><i>Resident at public hearing 12/6/01</i></p>	<p>The Administrator and members of the Monitoring Committee will be discussing this topic during the new appointment term beginning January, 2002. This comment will be raised and considered.</p>
MONITORING COMMITTEE (STATUTORILY SET UNDER STATE LAW)	<p>The RAB wants the plan to include in regard to the Monitoring Committee is a full review of the governing legislation with absolutely full involvement of tenant representatives including Section 8 people, and submission of that review both to the City Council and the state legislature. We want that Monitoring Committee to be much more open and much more public.</p> <p><i>RAB member at public hearing 12/6/01</i></p>	<p>See response above.</p>

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SECTION 8	<p><u>Ability of Section 8 Voucher Holders to Successfully Lease Up or to Retain Subsidy</u>: There are a number of issues relating to the ability of Section 8 voucher holders to successfully lease up or to retain their Section 8's. In the Section 8 voucher conversion process, how many families were terminated from the program for not successfully being converted from certificate to vouchers? Of these, how many have been subsequently reinstated (either in same unit or by leasing up elsewhere)? What kind of rent burdens do Section 8 voucher holders have (as a percentage of income) and how many voucher holders aren't able to find apartments within the 40% affordability cap and lose their vouchers because their timer runs out (this is information which the RAB should receive, as it influences what policies and approaches BHA should take)? We strongly support BHA's joint proposal with ABCD for a housing search program, and are hopeful that this is approved and funded by HUD.</p> <p><i>Greater Boston Legal Services at public hearing 12/6/01</i></p>	<p>Through the conversion process approximately 200 families were terminated from the Section 8 program because either the tenant or landlord chosen to sign a new lease in the unit. Subsequently, due to much staff negotiation between landlords and tenants approximately 175 of the 200 either leased up in the unit or relocated to another unit with the Section 8 voucher program assistance.</p> <p>Information regarding rent burden of Section program participants may be gathered from HUD's PIC system. However, the BHA has had difficulty accessing this system since it came online in the fall of 2001. The BHA will investigate the question and report back to the RAB shortly.</p> <p>Finally, although voucher holders success rate is difficult to track due to the fact that voucher are extended in some cases for up to 16 months, the BHA has approximately a 60% success rate. This means that approximately 40% of families issued vouchers by the BHA are not able to successfully utilize the vouchers and subsequently lose their vouchers due to the expiration of the vouchers and any extension thereof.</p> <p>Although the affordability cap is probably the main reason for which families are not able to utilize their vouchers, other factors such as a low vacancy rate in the City of Boston, lack of security deposits by voucher holders, as well as discrimination against voucher holders are also factors.</p>
SECTION 8	<p><u>Criteria for Emergency Applicants</u>: The five -year plan talks about evaluating criteria for emergency applicants to provide broader access - other than the changes BHA made in FY2000 for the Section 8 program, is anything else planned here? If nothing further is planned than what was done in 2000, the descriptions should be revised; if more is planned, there should be some discussion of this at the RAB, and a timetable.</p> <p><i>Greater Boston Legal Services at public hearing 12/6/01</i></p>	<p>Based upon the numbers of people we are serving from the waiting list, the majority of which are extremely low -income, the BHA Leased Housing Division feels at this time that there are enough people to serve within the current "Emergency" applicant pool. The Division feels that the current Priority 1 eligibility categories serve the most needy population of the City of Boston and should continue to do so as long as such a great need exists within this population.</p>
SECTION 8	<p><u>Implementation of a Revised Section 8 Administrative Plan</u>: This is part of the 5 -year plan (see p. 3), but from other materials provided to the RAB, it appears that this will not be done until December, 2001, or perhaps later.</p> <p><i>-Continued-</i></p>	<p>The development of a comprehensive revision to the Section 8 Administrative Plan is not necessary for the reason stated by the commenter.</p> <p><i>-Continued-</i></p>

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SECTION 8	<p><i>-Continued-</i></p> <p>While our office has done commentson various drafts, and understand that BHA is also working in changes recommended by its Section 504 self-evaluation, the development of a comprehensive revision is serious enough to require changes to be done in conjunction with the PHA Plan – i.e., to have the draft documents available to the RAB, Section 8 participants and the public for review, and a public hearing. This is consistent with BHA’s commitment, in the present 5-year plan, to a meaningful Section 8 tenant participation policy on major policy changes, and the process that was utilized in revising the ACOP.</p> <p>While it is not possible to do this in the current PHA Plan cycle, BHA should consider how best it can do this so that RAB members and Section 8 participants feel that they have had an adequate opportunity to review and give feedback before a final policy is developed.</p> <p><i>Greater Boston Legal Services at public hearing 12/6/01</i></p>	<p><i>-Continued-</i></p> <p>There is vision that is being completed at this time does not amount to a “significant change” in program administration because it incorporates previously adopted amendments. Therefore, the BHA does not feel that a public process is warranted. In actuality, the RAB has reviewed the draft Plan numerous times throughout the last revision process and their counsel has submitted extensive comments. The RAB’s comments were implemented in many cases. Since changes in policy can be instituted by amendment to the Administrative Plan, the BHA intend to present future amendments to the RAB and entertain comments from the RAB before policy changes are implemented.</p> <p>Although the Plan overall will require slight revisions over time as a result of regulatory and statutory changes, since the merger of the Section 8 Certificate and Voucher program has been completed, the BHA does not anticipate comprehensive changes to the Housing Choice Voucher Program Administrative Plan in the future.</p>
SECTION 8	<p><u>Processing Requests for Rent Increases in Conjunction with Section 8 Lease Renewal</u>: Under the Section 8 voucher program, landlords can request rent increases annually. These rent increases are not limited to the increased subsidy that BHA can pay, but are measured by the comparable rents which the owner can obtain in the private market. BHA usually has a two-tier process: the owner’s request is evaluated by a market specialist, at the same time that an inspection is done to verify that the unit is up to code. After this is done, and BHA has approved the rent as a “reasonable” one, the tenant is asked to come in and his/her options are explained, including how the approved rent will affect the tenant’s share of the rent. If the tenant agrees to the rent increase, the owner and the tenant sign a lease amendment; if the tenant does not, the owner is free to commence eviction proceedings against the tenant for refusal to accept rent increase.</p> <p>This process often leaves tenants guessing until the last minute about what their rent will be, and may make them feel that they are in a “take it or leave it” position, with no room to negotiate with the owner (since the BHA has already approved the increased rent).</p> <p><i>-Continued-</i></p>	<p>The current rent increase process requires that the unit owner give a minimum of 60 days notice to the tenant and to the BHA regarding a proposed rent increase. The BHA then informs the clients by correspondence of the effect of this requested increase, if approved, will have on the tenant’s share of rent. This gives the tenant time to negotiate with the landlord in the event that this increase will not be affordable to the tenant. This correspondence also schedules an appointment at which time the tenant can come in to discuss the requested rent with his or her Leasing Officer.</p> <p>At this appointment, the Leased Housing Division staff often enter into extensive negotiation with the landlord by telephone if the tenant expresses the inability to afford the increase. This is an everyday practice engaged in by all staff over the last few years.</p> <p>The BHA feels that the 60 days notice given to Section 8 program participants is a sufficient amount of time in which the tenant can evaluate his/her options. The BHA understands that oftentimes as a result of a requested increase tenants are paying more than 30% of monthly adjusted income.</p> <p><i>-Continued-</i></p>

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SECTION 8	<p><i>-Continued-</i> It may be useful to explore other options, such as giving the tenant information about what the rent share will likely be if the owner's request is granted early on, as well as the tenant's right to try to negotiate a lower rent or to seek a "reasonable accommodation" where appropriate to reduce the likely rent burden, to limit this.</p> <p>Moreover, owners should be required to give the tenant a reasonable amount of time after BHA has approved the rent increase to accept or reject the offer. BHA may want to establish a better process for this.</p> <p><i>Greater Boston Legal Services at public hearing 12/6/01</i></p>	<p><i>-Continued-</i> However, the regulations which govern the relationship between unit owners and tenants prescribe such 60 day period. To increase such notice period beyond 60 days would likely cause more property owners to become dissatisfied with the Section 8 program because a longer notice period would substantially deviate from the practice in the private rental market (which often requires only a 30 day notice period for a rent increase). The BHA must strive to find a middle ground in the landlord/tenant relationship in order to preserve property owner participation in the Section 8 program.</p>
SECTION 8	<p>Section 8 representation/organizing – The RAB feels right now that Section 8 tenants are under-represented in housing decisions that affect us. That comes about because Section 8 voucher holders are scattered throughout the city. Every Section 8 voucher holder or family interacts with the BHA mostly through their landlord as an individual instead of as a group, as a member of a pressure group or a member of a constituency. We're all scattered about, all fighting our own battles.</p> <p>There has arisen a kind of culture of silence about Section 8. People who have Section 8 are kind of shy that they have it, kind of embarrassed that they have Section 8. Under this business of the right to privacy, which is otherwise a good thing, the Section 8 people have been prevented from organizing, from acting as one constituency to speak for our rights and to speak for the rights of other housing occupants. Instead of being shy about our Section 8, we should start organizing and saying, "As Section 8 tenants, we want this and this out of the city and out of the real estate industry."</p> <p><i>RAB member at public hearing 12/6/01</i></p>	<p>The BHA understands that organizing the Section 8 population which is scattered throughout the City of Boston is a daunting task. However, the BHA has committed to keeping the entire Section 8 tenant-based population informed of recent developments in the Section 8 program administration. This is evidenced by the BHA's recent mailing of information to the 9,000 program participants regarding the public process surrounding the RAB elections, new project-based Section 8 program and Section 8 Homeownership program. The BHA is open to suggestion from the RAB as to how the BHA can assist in further communicating with its Section 8 program participants.</p> <p>The bulk of what can be done to change the Section 8 program rules must be done by proposing changes to federal statutes. However, the Leased Housing Division has committed in these comments to bring before the RAB proposed changes to Section 8 program discretionary policies in the form of proposed Section 8 Administrative Plan amendments.</p>
SECTION 8	<p>Section 8 Communication – The final thing is that the RAB really wants to improve or better initiate communications with Section 8 tenants. We want to improve communications and user-friendliness between the BHA and Section 8 tenants. We want ourselves to be in touch with Section 8 tenants to find out what the needs of this community are.</p> <p><i>RAB member at public hearing 12/6/01</i></p>	<p>The BHA is open to suggestion from the RAB as to how the BHA can assist in further communicating with its Section 8 program participants. The BHA would also encourage its program participants to involve themselves in various tenant organizations throughout the City.</p> <p>The BHA is committed to keeping the entire Section 8 tenant-based population informed of recent developments in the Section 8 program. This is evidenced by the BHA's recent mailing of information to the 9,000 program participants regarding the public process surrounding the RAB elections, new project-based Section 8 program and Section 8 Homeownership program.</p>

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SECTION 8	<p>Section 8 Eligibility - There are some people right now who can't get Section 8 because the rules that BHA has are you generally have to be at 50 percent or below to be eligible. HUD; however, allows housing authorities to let some people between 50 and 80 percent of area median be eligible for Section 8. Still, there is a priority for lower income people to get it, and that's a correct priority.</p> <p>We're just saying that there may be some other groups of people that should be eligible. One group is people that are already living in public housing whomay need to move for security reasons. For example, there may be someone who lives at Fairmont who needs to move because they're a victim of domestic violence. So, they have to go to the BHA to apply for a Section 8 because it may not be safe for them to stay in the City of Boston. They may need to move out of state to be safe. Because they're reinstated public housing, they would have that 50 percent of income criteria attached to them, and their income may be a little bit higher because they've got a job. This would allow BHA flexibility to reach some of those people.</p> <p>Another grouping is people who have high medical costs or high child care costs. We run into this situation all the time. There are people who were formally protected by rent control. They used to be able to go and have rent control protections. They don't have that anymore. They have to leave their housing. They may have, in fact, great needs, but it's sort of after income. It's adjusted income. It's what you figure in when you figure out their medical costs and their child care costs, but it looks like in terms of their gross income that they have an income between 50 percent and 80 percent. What we're saying is also to treat those people and take a look at those medical costs and child care costs and eligibility.</p> <p>Another grouping is people who have applied for that Section 8 set aside program for the younger disabled. These are people who have lower priority to get into elderly housing because there are a number of the BHA developments that now have a cap on the number of younger disabled that are to be admitted. If the development already has more than 30 percent younger disabled, there is a general cap.</p> <p><i>-continued-</i></p>	<p>There is a significant need for housing in the City of Boston by extremely low income people who are very often homeless. As a result, the BHA has chosen to focus its Section 8 resources to assist this needy population. This is consistent with the City of Boston's Consolidated Plan. The BHA receives approximately 500 applications per month from people who are eligible for the Leased Housing Division's Priority 1 Category of eligibility for the Section 8 program.</p> <p>As a result, the Priority 1 waiting list at any given time includes over 1,500 preliminarily eligible applicants. The BHA feels that it must first serve these applicants whomay be living in shelters, on the street, or who find themselves in other dire circumstances and who do not already have some kind of housing subsidy.</p> <p>Families who need to move due to domestic violence from public housing are eligible for Section 8 assistance after they have attempted relocation within the public housing program.</p> <p>However, the BHA must also take into account its responsibility to admit a minimum of 75% of new admissions to its Section 8 program who have income at or below 30% of the area median income.</p> <p>The BHA Leased Housing Division will consider whether to add more categories of applicants who have income between 50% and 80% of area median income, including the groups mentioned in this comment.</p>

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SECTION 8	<p><i>-continued-</i></p> <p>So, there are Section 8s set aside for that population, up to 200 that the BHA has, but with the general Section 8 rule there are 50 percent of are a median. For public housing, they would be 80 percent of are a median. So, the question is, giving that same grouping of between 50 and 80 percent, some flexibility for that group.</p> <p>A final thing on the Section 8 eligibility is what we called sort of a "help to achieve, self-sufficiency goal." Somebody may be within public housing, and they get a job. Then, they're told by their employer, "I've got a good offer for you. I can give you a slightly better job, but to have that job, you're going to need to move to this plant we have out in the western part of the state." The person is left in this impossible situation. "Oh, do I take the job, give up my housing, and move into completely unaffordable housing out in the western part of the state? It's not like I've been given a fortune to go out and find housing. It's just a slightly better job." Or, do I say, "No. I'm sorry. I'm going to give up that opportunity," have the employers say, "Well, fine. I'm going to give it to somebody else." So, I may be even lose my job at this place, which is completely contrary to what BHA is all about, which is enhancing people's opportunities.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p><i>-See above -</i></p>
RENT DETERMINATION POLICIES	<p><u>Flat Rents</u> : In response to an earlier inquiry, you provided me with copies of the Flat Rent policies that had been approved for Orchard Commons, Orchard -Gardens, Adams -Orchard Limited Partnership, and Madison Trinity Limited Partnership. However, no materials were provided for Mission Main flat rents –BHA's draft provided that these were being proposed, but had not yet been approved.</p> <p>BHA has been required to have flat rents for ALL of its public housing developments since October, 1999. It is inexcusable to not have them in effect yet for Mission Main. Moreover, the RAB (and the affected LTOs) should have an opportunity to review and comment on the flat rents –no such opportunity has been provided for any of the HOPE VI developments for the RAB, and to the best of my knowledge nothing was furnished to the Mission Main LTO for review and comment.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA has approved the Mission Main flat rent proposal. Management at Mission Main states that they met with the resident organization to review the flat rent policy. BHA will urge Mission Main management to continue to guarantee resident participation in the development policies and procedures.</p>

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RENT DETERMINATION POLICIES	<p>The other thing that I want to mention is there is a lot of young, disabled people that can still do part time work. There are elderly people that can do part-time work as well.</p> <p>Today, if you get a part-time job, you suffer. You work, and it's deducted from your rent. Why bother? It's good for yourself-esteem and your self image about yourself, a desire to feel like a person even though you're disabled and may not be able to work full-time, to be able to work a few hours and not have it affect your rent. Now, I know that there are stated developments that have a minimum wage deduction right now. I believe it is an important step to do what others are doing, like even in the City of Quincy where elderly/disabled people now can go ahead and do up to 20 hours a week. It's something that a lot of seniors and young disabled people who can hold part-time jobs would like to see happen in federal Boston Public Housing. <i>Resident at public hearing 12/6/01</i></p>	<p>A preliminary financial analysis indicates a significant rental income loss were this policy to be adopted. In a time of budget cuts and operating deficits this is a policy that the BHA cannot afford.</p>
RENT DETERMINATION POLICIES	<p>I'm here to speak on the rent policies, the minimum income deductions for the elderly. As it stands today, if an elderly person, 62 or over, gets a job, by the time they get their paycheck home, they have three dollars left because the rent goes up. The income tax goes up. When they get home, they have nothing. <i>RAB member at public hearing 12/6/01</i></p>	<p>A preliminary financial analysis indicates a significant rental income loss were this policy to be adopted. In a time of budget cuts and operating deficits this is a policy that the BHA cannot afford.</p>
RENT DETERMINATION POLICIES	<p>In addition, there should be a relatively easy reference for all of the flat rents -- a Flat Rent table -- so that anyone can look to see the range of flat rents for BHA's federal public housing units. (This already exists for all of the developments with the exception of HOPE VI.) It is not clear, from the Orchard HOPE VI materials, what are the current market rents and maximum rents allowed for the Low-Income Housing Tax Credit units (the level at which the flat rents are set). Tenants and BHA staff should not have to sort through mounds of material to find the answer -- they should be in one place. <i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA will develop a table that sets out all flat rent amounts and share the table with the RAB.</p>
RENT DETERMINATION POLICIES	<p><u>Rent and Reporting of Income</u>: A number of residents have raised concerns that they are not aware how rent is to be calculated, and managers may not ask the questions necessary to properly determine income. In addition, HUD is encouraging housing authorities to take pro-active steps to help avoid mis-reporting of income by tenants, which can lead to later eviction or retroactive rent charges. <i>-Continued-</i></p>	<p>BHA staff has been trained in federal and state rent determination regulations. While performing rent recertifications BHA staff use an Income and Deduction questionnaire that allows them to ask resident directly about all sources of income as well as all possible deductions and exclusions. Earned income exclusions are being provided with increasing frequency. <i>-Continued-</i></p>

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RENT DETERMINATION POLICIES	<p><i>-Continued-</i></p> <p>Tenants may also not be aware of, or taking full advantage of, the earned income disregard that limit rent increases when tenant transition from public assistance or unemployment to work. One goal for the five -year plan may be to have a series of tenant workshops on rent and income issues to reduce this confusion and help in insuring that income is properly reported and rents are properly set. In addition, BHA may want to put helpful material on its website that advise tenants about how their rents should be set, and what recourse they can have if they think rent has been miscalculated or not properly adjusted.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p><i>-Continued-</i></p> <p>Various advocacy groups such as CBPH have provided rent workshops for BHA residents. BHA has cooperated in this effort and provides any requested materials. BHA will continue to do so. Additionally staff of BHA's Community Service Department has provided flyers describing the earned income exclusion to residents.</p> <p>The BHA does not plan to revise the five -year plan formally until FY2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p>
ELIGIBILITY, SELECTION AND ADMISSIONS	<p>Elderly/Disabled ACOP : While HUD approved BHA's proposed ACOP for family public housing last year, there is still a need to revise/update the ACOP for elderly/disabled public housing. There should probably be a timetable for this in the 5 -year plan. As was the case with the family ACOP, there will probably need to be a series of public comment opportunities, as well as briefings with affected residents/LTO's and advocates, before something would be ready for submission to HUD.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA intends to conduct a public process regarding an Admissions and Continued Occupancy Plan for the Elderly/Disabled program within a reasonable timeframe following receipt by the BHA of approval from the state Department of Housing and Community Development of the proposed ACOP for the family program.</p>
ELIGIBILITY, SELECTION AND ADMISSIONS	<p><u>Public Housing Admissions Policies, Family Public Housing (pp. 16 -20 of the draft plan):</u> As noted above, while the family ACOP has been approved by HUD, it is still a work in progress because BHA is responding to DHCD's comments. In July, 2001, when I had an opportunity to review BHA's revised draft ACOP, I sent a letter to BHA General Counsel Hollis Young, outlining a number of technical/procedural comments. Hollis indicated in response that the comments were outside the PHA plan timeframe, and could be considered as part of the FY2002 PHA Plan, but otherwise the prior plan and comment opportunity was closed. I am requesting that these comments be formally considered as part of the FY2002 PHA Plan process, to the extent that BHA is still fine -tuning the ACOP.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The comments described have been considered and incorporated where appropriate in the ACOP now awaiting state approval.</p>

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ELIGIBILITY, SELECTION AND ADMISSIONS	<p><u>Site-Based Waiting Lists for Family Public Housing</u>: The five-year plan indicates that BHA is planning on seeking site-based waiting lists for its family development in the next five years (other than the HOPEVI developments). I understand that BHA will probably first want to finalize the ACOP before doing this. However, if this is still BHA's plan, a concrete timetable should be articulated.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>At this time the BHA still intends to develop a site-based waiting lists system in its family ACOP. A timeframe for this action is impossible to predict, given the lengthy regulatory approval process required by the currently proposed family ACOP.</p>
ELIGIBILITY, SELECTION AND ADMISSIONS	<p><u>Timely Scheduling of Tenant Selection Hearings and Issuance of Decisions</u>: In 1994, I sued the BHA, on behalf of a class of applicants, because there was a massive backlog in the holding of tenant selection appeals when applicants had been denied admission or priority for public housing. The case, <i>Dessources v. BHA</i>, was settled in 1995 with a consent judgment, requiring BHA to schedule hearings and issue decisions within certain time frames. BHA is required to issue regular reports on how it has done in meeting the time frames. If there is substantial compliance with the time frames, the reporting obligation reduces and finally phases out. Unfortunately, until recently, BHA did not have a consistent record of substantial compliance. While there is recent progress, it may be desirable for BHA to incorporate this as a specific goal in the five-year plan.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA is under a consent decree with respect to these time frames and issues monthly reports regarding its compliance. It is making every effort to comply with the decree's requirements.</p>
ELIGIBILITY, SELECTION AND ADMISSIONS	<p><u>Deconcentration</u> (pp. 25 of the draft annual plan): The BHA has done an income analysis of its federal family public housing developments, and has only found two developments with incomes above or below the basic average range – Franklin Hill (below the average) and Heath Street (above the average). The strategy that BHA has proposed for Franklin Hill – application for a HOPEVI grant – must seriously be considered, as there are a number of pro's and con's to this approach, and different LTO's may have different approaches to the issue. I would urge that BHA not solely place reliance on HOPEVI as its deconcentration strategy at Franklin Hill, particularly where it is not clear that residents there and the BHA have fully discussed and agreed upon a proposal.</p> <p><i>-Continued-</i></p>	<p>The BHA has modified its initial draft to include a three-fold strategy: 1) possibility of a HOPEVI application, 2) a Community Services Department review of policies and programming with an eye toward targeting self-sufficiency initiatives at Franklin Hill, and 3) undertaking a number of physical and quality of life improvements at Franklin Hill in order to decrease turnover at the site. These improvements include capital improvements, greenspace improvements, management efficiencies, and participation in the Healthy Public Housing project.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
ELIGIBILITY, SELECTION AND ADMISSIONS	<p><i>-Continued-</i></p> <p>There are a number of other less drastic remedies that could be considered to increase incomes, including targeting of economic development and self-sufficiency programs and outreach to the site, and the BHA's strategy should include this as well. I understand that BHA has been willing to modify its initial draft to incorporate this suggestion.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	
OPERATIONS AND MANAGEMENT	<p>Performance on vacant unit turnaround is also part of the final <u>Perez</u> order, and is critical to BHA's and the City's credibility on the Mayor's "Leading the Way" campaign to fully utilize affordable housing resources. The RAB, and GBLS as <u>Perez</u> counsel, should get figures on the turnaround time for vacancies in family and elderly/disabled public housing, as well as the regular reports that are given to the Monitoring Committee and City Council on vacancies, enhanced to provide development - specific information, so we can insure both that vacancy reduction goals are on target, and that routine vacancies are being placed back on line to avoid a new backlog.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	BHA will make occupancy and unit turnaround information available to the RAB at meetings.
OPERATIONS AND MANAGEMENT	<p>In addition, BHA anticipates full implementation of the HUD non -citizen rule for current federal public housing residents in the coming year. There may be cases where waivers can and should be pursued, as well as using state public housing resources (where the non -citizen rule does not apply) to ameliorate the impact on households that may be ineligible or have extremely high rent burdens. I have been involved in discussions with BHA staff on these matters; once it is clear what action BHA intends to take, this should be discussed with the RAB.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	At the end of the year BHA will run a detailed report showing the apparent number of ineligible families living in federal public housing. At this time we will continue to work with GBLS and advocacy groups to design a course of action. The comment describes the Authority's approach on this issue, and the RAB will be kept informed on this topic.
OPERATIONS AND MANAGEMENT	<p><u>Timely Response on Transfers and Civil Rights Complaints</u>: BHA has instituted a number of reforms in the past few years to help insure that transfer requests and civil rights complaints do not languish and that residents can get timely and effective responses. It may be useful to establish numerical/performance goals on this (i.e., action will be taken on completed transfer requests or civil rights complaints within x number of days; those requesting information on the status of a transfer or civil rights complaint will receive responses within x number of days) as part of the five -year plan.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	The Authority's Civil Rights Policy, and the <u>Jane Doe</u> settlement agreement set forth very specific time frames for compliance.

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
OPERATIONS AND MANAGEMENT	<p><u>Evictions:</u> Consistent with some concerns raised by public housing tenant leaders, it may be useful to establish, as part of the 5-year plan, that BHA will pursue evictions where warranted due to lease violations, but will attempt to avoid homelessness where there are resolution short of eviction that will adequately protect BHA's and other residents' interests (for example, use of emergency assistance where it may satisfy rent arrears; drawing on use of stabilization services; allowing innocent household members to stay where wrongdoers are barred under enforceable agreements, agreeing to participate in court mediation in all cases where the tenant requests it). Eviction obviously cannot be prevented in all cases, and there are cases where it is the best interest of the development as a whole that certain tenants be evicted – but in many cases, the goals of both homelessness prevention & lease enforcement can be pursued.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>With the possible exception of allowing “innocent” household members to stay when another household member has engaged in serious lease violations, BHA management uses all the listed tools to avoid eviction when possible and in the best interests of the community as a whole.</p>
OPERATIONS AND MANAGEMENT	<p><u>Communications:</u> The five-year plans should include a goal for establishing regular communications with Section 8 participants as well as public housing residents. (Currently the BHA newsletter is not sent to Section 8 participants, and contains little information of use to such participants).</p> <p><i>Excerpt from letter from GBL on behalf of RAB 12/06/01</i></p>	<p>The BHA continues to explore ways to improve its communication with both of these groups and has developed a number of materials (the website, newsletter, civil rights, reasonable accommodation and transfer guides) in the last few years. The BHA does not plan to revise the five-year plan formally until FY2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p> <p>The BHA does, at times, do a mailing to each participant, but it incurs a significant cost to the Authority and limited funds make it impossible to do this on a regular basis. The BHA Communications staff currently plan to do a newsletter story for its next issue regarding the new Section 8 homeownership program. An upcoming series about grievance procedures will cover this topic for both public housing residents and Section 8 voucher holders. The BHA encourages Section 8 participants to suggest story ideas for the newsletter as well.</p>
OPERATIONS AND MANAGEMENT	<p>The web-site contains some information which can be used directly by residents – i.e., reasonable accommodation forms – and more materials should be designed that can be downloaded and used (grievance requests, information on available housing or accessible units, Section 8 requests for tenancy approval, etc.)</p> <p><i>-Continued-</i></p>	<p>The BHA is interested in providing as much information that can be used directly by residents and voucher holders on its website as possible. Staff is in discussion and will continue to discuss which forms will be most useful to people if they are posted on the website and will assess the feasibility of postings such forms.</p> <p><i>-Continued-</i></p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
OPERATIONS AND MANAGEMENT	<p><i>-Continued-</i> In addition, the web site should include a component for residents and participants to make inquiries or complaints to the BHA, or to communicate to the RAB, and to get some sort of response. <i>Excerpt from letter from GBL Son behalf of RAB 12/06/01</i></p>	<p><i>-Continued-</i> The web site does include a component for residents and participants to make inquiries or complaints to the BHA and to communicate with the RAB. Each department on the website has an email address listed through which residents and participants can make inquiries or complaints to the BHA. There is an email address listed for the RAB on the site as well, and emails that come to the address are given to members of the RAB during RAB meetings.</p>
OPERATIONS AND MANAGEMENT	<p>Materials which are not yet translated but which are of major importance to residents (for example, the Transfer Guide is only in English and Spanish, and the Reasonable Accommodation Guide is only in English) should be translated into the commonly spoken resident languages, and made available to residents. <i>Excerpt from letter from GBL Son behalf of RAB 12/06/01</i></p>	<p>The BHA agrees that it is useful for materials of importance to residents to be translated in languages commonly used by BHA residents. The BHA is currently in the process of working toward implementing a new Admissions and Continued Occupancy Plan. This new plan will cause some of the information in the resident guides to change. Therefore, the BHA will reassess the language in these guides and make necessary changes when implementation of the ACOP occurs. At that time, the BHA will also explore which languages are most commonly spoken by residents and the feasibility of translating transfer and reasonable accommodation information into those languages. The ability to translate may be limited by funding constraints.</p>
OPERATIONS AND MANAGEMENT	<p>In addition, as computers, xerox machines, etc. are phased out as new technology is obtained, if they are still operational, they should be recycled to LTOs or organizations for no cost so they can be used for tenant participation and self-sufficiency activities. <i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA disposes of obsolete copiers when either the equipment can no longer be serviced or the maintenance cost exceeds those of the lease payments for a new copier. Computers are discarded when they are no longer functioning and/or it is not cost effective to replace the defective parts. In either case, transferring this equipment to an LTO would not be in their financial interest. LTOs would be better served by leasing new copiers, or purchasing a new or refurbished computer from a commercial source.</p>
OPERATIONS AND MANAGEMENT	<p>A goal should be to insure Internet access for all LTOs (and some method of Internet access for Section 8 participants, possibly through facilities in Leased Housing). <i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>LTOs set their own agendas and priorities, and control their own budgets. They are free to purchase Internet connectivity. The BHA is happy to work with LTOs to seek additional grant funds for this purpose. The BHA currently maintains computer connections to almost fifty of its offices around the city. Adding responsibility for supporting and maintaining the LTOs' offices would double the maintenance and support workload for the Authority.</p>

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OPERATIONS AND MANAGEMENT	<p><u>PHAS and SEMAP scores</u>: I understand that BHA has not yet been scored for SEMAP, and only received advisory scores on PHAS. From the material that I reviewed (see my follow-up memo to you of November 6, 2001), it appears that there were "point of" in the management area for having unexpended funds over 3 federal fiscal years old, and for vacant unit turnaround time. Given language in the 2001 HUD Appropriations Act which allows immediate HUD recapture of funds which are not obligated and/or expended within time limits (without the need for an implementing regulation), it is critical that BHA insure that the time limits are met; a similar provision is part of the final <u>Perez</u> order.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>Unit Turnaround. In 2000 and over the next year or more, BHA's unit turnaround score will be inflated as long as standing vacancies are brought back into occupancy. As vacancies are reduced to turnover vacancies only, the turnaround time will decrease. In fact BHA's turnaround time decreased in 2001. However, turnaround times are also negatively impacted by transfers, which require return unit preparations before a new resident moves in and this will continue to impact turnaround times in the future. However, it will be some years before BHA receives no deduction for unit turnaround.</p> <p>Unexpended funds. None of the funds listed in this section of the report are subject to recapture. All unexpended funds have HUD-approved time extensions granted for circumstances beyond the control of the authority.</p>
CAPITAL FUNDING PROGRAM	<p>Fairmont went through renovations, and it is the most hideous, awful experience. The LTOs had no involvement in these renovations. What was the big urgency to have that bathroom done by a contractor who did not even show up when we had our tenants come to a meeting, and he has done whatever he felt like doing. We have so many problems now because our LTOs were not involved in the beginning of these constructions. We've had one problem after another. We can't allow this. This is wasted money. This is wasted time. A renovated bathroom should be ceilings and walls and not just tiles and a new tub. We got a half-renovated bathroom. We have a contractor who is gone off of our site, and we can't even get specs done right. I think those contractors should be accountable for what they're doing and what they're messing up in our development.</p> <p><i>Resident at public hearing 12/06/01</i></p>	<p>LTO's are typically invited to participate in all aspects of a capital project, from Designer Selection through the design process and on through construction meetings. Their participation and suggestions are valued and incorporated as much as possible. Scopes of work and budgets are continually revised as a project develops. The scope of this project, in fact, grew from a simple tub relining project of \$20,000 to a full bathroom renovation costing \$2.4 million. Bathroom renovations are always a major but unavoidable inconvenience to residents; it is minimized as much as possible. At Fairmont, tenants were given the option of being relocated off-site during the work, but preferred to stay in their homes using a temporary toilet/shower trailer for a week or two; in most cases the new toilets were ready for use in three days. We believe that in fact the specifications were followed properly by the contractor.</p>
CAPITAL FUNDING PROGRAM	<p>My comment tonight is that BHA needs to watch more about the capital improvement, the money they are paying because the work that the contractors are doing is not good. Two years ago, they did some construction. Now, it looks worse than it did before. BHA needs to watch how they're spending money and who is the contractor.</p> <p><i>Resident at public hearing 12/06/01</i></p>	<p>BHA monitors all construction work for adherence to the contract documents via the consulting architect, a construction representative as required and our own project manager. Contractors are not paid unless they perform the work per the specifications.</p>

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CAPITAL FUNDING PROGRAM	<p><u>LTOPartnershipinModernization&HOPEVI Planning</u>:Thefive -yearplanshouldincludea strongroleforLTOsinreviewinga ndapproving modernizationprioritiesandworkplansandany changes,andrecognizingLTOsaspartnersinthe developmentandimplementationofHOPEVI applicationsandwork -plans—probablyonp.10. Thisisconsistentwiththerequirementsofthe BHA’sLocalTenantParticipationPolicyand applicableHUDguidelines. <i>GreaterBostonLegalServicesatpublichearing 12/06/01</i></p>	<p>TheAuthorityiscommittedtostrengtheningtherole LTOsplayinshapingmodernizationpriorities.The first-handknowledgeandexperienceofLTOsas wellastheon -sitemanagementstaffarecrucialto informingthedecision -makingprocessaround capitalneeds.Thisyearmarkedthebeginningofa needsassessmentprocesswhichstartedwith informationgatheringatthelocallevelbytheLTO, managerandcapitalliaisonprojectmanagereach development.Theselocally -rankedneedswerethen rankedincomparisonwithotherdevelopmentsona city-widebasisbyBHA’sseniorstaffinboth OperationsandCapitaltoarriveatthefinalplan whichcouldmeettheavailablebudget. TheBHA doesnotplantorevisethefive -yearplanformally untilFY2004.However,throughtheProgress Report,wetrackupdatesandnotechangessingoads andstrategy.</p> <p>TheBHAundertakesvery intensiveworkwithLTOs inplanningfortheHOPEVIapplicationand continuingthroughimplementation.</p>
CAPITAL FUNDING PROGRAM	<p>Partofthechangesforthisyearrelatetodelaysin receiptofprogramincome thatBHAhad anticipatedfordoingworkatBromley -Heath,and thusthenee dtoprogramCapitalFundsthere. Whatwasthisprogramincome,andwhydelayed? Howisthislikelytoaffectwhathappensinthe future? <i>GreaterBostonLegalServicese -mail12/13/01</i></p>	<p>ProgramIncomeisatermwhichhasbeen coinedto refertothe monies paidbackforCGPfundsw hich were“borrowed”andusedforananticipatedCGP - eligibleneedsattheMissionHillandOrchardPark HOPEVIprojects.Althoughcommittedtothe federalcapital“program”;thismoneyisnolonger actuallyCGPfundshence then ewterm,“program income”.The\$6.8+Mneededtemporarilyfor OrchardParkhasbeenpaidbackviatheBHA’snon - profitarm,BHCIC,andhasbeencommittedto projectsatCathedral,Washington -Beech,Old ColonyandCommonwealth.Another\$6MofCGP wasneededforunexpectedsoilremediationatthe MissionHillHOPEVIproject.TheBHAis currentlyinongoinglitigationwiththeparties consideredresponsibleforthesedamages(the Contractor,SuretyandArchitect)inordertorecover partorallofthesefun ds.Mediationhasalready beenattempted,unsuccessfully,andthesuitislikely tocontinueforseveralmoreyears.Atthistimeitis impossibletopredicttheamountwhichmaybe recovered.TheBHAwillcontinuetore -program availableCFPfundstoc ompletetheprioritizedwork atBromleyandHeathinatimelymannerconsistent withotherdevelopments.Allprogramincome ultimatelyrecoveredfromtheMissionHilllitigation willbeusedtowardfuturecapitalpriorities.</p>

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CAPITAL FUNDING PROGRAM	<p>I am guessing, but do not know, that the vacancy rehab money that BHA poured into to meet the Mayor's "Leading the Way" challenge was a draw from Capital Funds, with the anticipation of City funds replacing this. I believe that there have been delays in those City funds (i.e., the police station hasn't been sold yet). Could someone lay this all out?</p> <p><i>Greater Boston Legal Services - mail 12/13/01</i></p>	<p>The Vacancy Rehab work at Cathedral is being funded by a combination of CFP and Replacement Housing Factor (RHF) grants. City funds and returned program income. BHA anticipates receiving approximately \$4M for Cathedral from the City after the sale of the Warren Avenue Police Station in fall 2002. The City has also funded \$200,000 in AE fees required for elevator, fire protection, electrical and heating improvement design in the mid-rise buildings. Additionally, the City has agreed to pay all transaction and interest costs incurred in a bond financing which will allow the BHA to access CFP 2005 funds in advance for Cathedral Vacancy Rehab.</p>
CAPITAL FUNDING PROGRAM	<p>A lot of the problem in evaluating capital expenditures and future planning is not knowing what baseline assumptions were built in. The Physical Needs Assessments are CGP documents, based on a HUD form from 1996, and are supposed to be updated every 6 years (and can be revised in the interim as needed). The initial ones were done in 4/99, with some revisions in 2000 and 2001. The General Description of Needed Physical Improvements, which then gets broken out into a total cost and a per unit cost, is to be based on sources of information which are kept in HA files as supporting documentation for the needs assessment. (See back of Form HUD-52832.) BHA has indicated, as its sources of information, "resident comments, management/maintenance personnel, and site inspections" and in some cases "A/E recommendations". However, none of this (to the best of my knowledge) is in the supporting information in the PHA plan library. It is critical that it be there, so that residents know upon what basis it was concluded that certain items get certain priorities, or would cost certain amounts, or what is included within a rather vague category such as "non-residential areas", "site improvements", or the like.</p> <p><i>Greater Boston Legal Services - mail 12/13/01</i></p>	<p>As stated previously, the BHA has moved this year to a needs assessment process which started with information gathering at the local level by the LTO, manager and capital liaison project manager at each development. These locally-ranked needs were then ranked in comparison with other developments on a city-wide basis by BHA senior staff in both Operations and Capital. We plan to develop and refine this process in 2002. Costing information is typically drawn from similar recent projects or obtained from consultants. The RAB is correct in asserting that these materials should be available for review in the PHA planning office and the BHA will move to correct this oversight immediately. Although only required every six years, the BHA does revise the HUD Physical Needs Assessment forms as needed when new information comes to light. The BHA attempts to supplement the rather terse HUD forms (the Annual Statement and Five-Year Action Plan) with a more user-friendly version of the same plan in the form of the spiral-bound, colored-cover Budget Handbook which is printed as soon as possible prior to the Advance Meeting. This handbook explains in greater detail the specific work to be done (e.g., construction of hazardous materials storage facility) within the larger category (e.g., non-residential areas).</p>
CAPITAL FUNDING PROGRAM	<p>In reviewing and preparing materials for the RAB's analysis on Boston Housing Authority's capital funding for public housing, the RAB members have found it to be a daunting task, for a number of different reasons including that the volume of material to be reviewed is great.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>The BHA agrees with the RAB that the CFP program entails a great amount of various kinds of materials to be reviewed. Once the 2002 Annual Plan process is completed and submitted, the BHA proposes meeting with the LTO's and RAB members to formulate a process which will work better for all.</p>

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CAPITAL FUNDING PROGRAM	<u>Inconsistency in the material.</u> Thus, for example, the RAB members received an earlier version of the Performance & Evaluation Reports, going up to 3/30/01, and then later the final version going to 9/30/01. (This was as we had requested, and thanks to BHA staff for doing this.) However, the two documents are often not consistent – for example, the “original” figure for budget line items in the two documents, for the same development and fiscal year, often differs. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i>	It is difficult to respond without having the details, which year P&E’s which line items were not consistent? However, in general, according to HUD instructions, after a P&E is completed for a period of time the revised column becomes the original column when the next P&E is submitted. Per HUD handbook 7485.3, appendix 6 -1, “if revisions are reported in the Revised Total Estimated Cost Column when a Performance and Evaluation Report is submitted, the revisions shall be reflected in the Original Total Estimated Cost column when the next Performance and Evaluation Report is submitted”.
CAPITAL FUNDING PROGRAM	<u>The need to go back and re-create what happened in the past.</u> Thus, the Performance & Evaluation Reports go back to FY1997 – prior to the time that there was a RAB, or the current Capital Fund rules. In order for the RAB to meaningfully analyze these reports, and project into the future what is available and what may be needed, we need to know what the original plans were. Even where the time periods are those covered by the PHA Plan process – FY2000 and FY2001 – a meaningful review means looking at what was contained in the prior plans (or amendments). <i>Greater Boston Legal Services excerpt from letter 1/3/02</i>	We can provide the P&E reports going back to FY97 if desired.
CAPITAL FUNDING PROGRAM	<u>Sketchiness of information.</u> The budget reports are in such a sketchy format that it is often hard to know what exactly was the work, and therefore evaluating expenditures as compared to what should be priorities. Items like “non-dwelling construction” or “site improvements” don’t tell you much. While it is necessary for the reports themselves to be sketchy, so that they fit into the columns and template, additional detail is needed to really understand what is going on. In addition, there’s a lot of frustration with the HUD charts. For example, the Physical Needs Assessment chart uses an “urgency of need” factor, ranging from 1 to 5, but those who do not have the HUD handbook or guidance on this don’t know what “1” or “5” means. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i>	As stated in a previous response above, the BHA attempts to supplement the rather terse HUD forms (the Annual Statement and Five-Year Action Plan) with a more user-friendly version of the same plan in the form of the spiral-bound, colored-cover Budget Handbook which is printed as soon as possible prior to the Advance Meeting. This handbook explains in greater detail the specific work to be done (e.g., construction of hazardous materials storage facility) within the larger category (e.g., non-dwelling construction). Also as stated above, once the 2002 Annual Plan process is completed and submitted, the BHA proposes meeting with the LTO’s and RAB members to formulate an education and review process which will work better for all.
CAPITAL FUNDING PROGRAM	<u>Need to have a good base-line, and a common base of information for everyone.</u> To be effective in evaluating capital planning, RAB members (and others) need to know the base-line assumption that have gone into the planning. For example, the Physical Needs Assessments all have a preliminary estimated hard cost for physical improvements (development-wide, and per unit). <i>-Continued-</i>	For the past four years the BHA capital program has been committed to bringing all developments up to a similar standard in the areas of Health & Safety and Preservation of Building Stock (such items as fire protection and roofing) before moving on to more “quality of life” improvements (such as kitchen and bath renovations or tot lots). <i>-Continued-</i>

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COMPONENT	COMMENT	RESPONSE
CAPITAL FUNDING PROGRAM	<p><i>-Continued-</i></p> <p>This, in turn, is based on a list of improvements that are needed at the development, and an estimate of what each of those items will cost. BHA also has likely done some analysis of how these items should be prioritized. Thus, a roof that is currently leaking will need replacement sooner than a roof which still has 2-3 years of useful life. To the best of our knowledge, BHA has never shared this baseline information with the RAB, at least not in any way that the RAB can understand and appreciate it. In addition, even if members who were on the first RAB may have reviewed the FY2000 and FY2001 PHA plans, and therefore have some past context, other RAB members don't have this benefit, and don't have the materials.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p><i>-Continued-</i></p> <p>This approach was first presented in the fall of 1998 in preparation for the CGP99 grant application and has been implemented every year since then. This physical investment strategy was outlined in the Executive Summary of the CGP99 Budget Handbook (BHA's more "user -friendly" version of the formal HUD grant application forms) and was further discussed with LTO's at Authority -wide capital meetings held quarterly. Annual needs re - assessments have continued to keep the priorities current. As we complete some of the most critical needs we hope to move into regularly -planned Authority-wide cycle -replacement mode for many components.</p>
CAPITAL FUNDING PROGRAM	<p><u>Extensive Reprogramming, and Varying Reasons for this</u> : As our technical advisor's analysis shows, BHA has done hundreds of revisions to capital work items from the expenditures that were originally proposed. While in some cases this may have been as simple as putting over to one year work slated for a prior year, or breaking work -items down into subcategories for accounting purposes, in other cases whole categories have been deleted and added, and hundreds of thousands of dollars have been shifted from one development to another. In the area of management improvements, as well, there is often great variation in what has been funded from year to year, and the funding levels.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>Many factors contribute to the need to re-program money. Scopes of work and budgets are continually revised as a project develops and more information or implications come to light. Often it becomes cost effective to incorporate or coordinate a related piece of work not originally included. Bid documents become more specific and therefore cost estimates can be more accurate. The recent economic and building boom resulted in most contractors not being very "hungry"; therefore many projects across the city, in both the private and public sectors, came in well above what were considered accurate estimates. Staffing changes and responsibilities to the State side of the portfolio can also influence the schedule. Occasionally, unexpected wholesale breakdowns or emergencies require that funding be diverted from a planned project to an unanticipated one. Change orders due to hidden conditions also affect the total spent on a project.</p>
CAPITAL FUNDING PROGRAM	<p>We understand that there are a number of reasons for reprogramming. There may be new emergency modernization needs that are identified which weren't seen in prior years. The requirement of obligating and expending modernization funds within HUD time limits may compel BHA to shift items so that the deadlines can be kept. In order to leverage other funds, or meet commitments, BHA may have to shift modernization funds (for example, using modernization funds for vacant unit rehabilitation on the City's promise that when the funds from the sale of the police station come through, those City funds will replace them).</p> <p><i>-Continued-</i></p>	<p>See above. BHA makes every attempt to complete all work as planned. When the plan is changed it is due to new priorities which have emerged and take precedence.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CAPITAL FUNDING PROGRAM	<p><i>-Continued-</i></p> <p>In order for the RAB to agree that reprogramming is justified, however, we need to know the reasons. In addition, we also need to make sure that where there is reprogramming, commitments that were made to LTO's and developments that they will receive replacement funding, etc. in the future are kept.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	
CAPITAL FUNDING PROGRAM	<p><u>Having more discussions with BHA on the Capital Plans.</u> The RAB was critical, in the FY2000 PHA plan, over extensive presentations by BHA staff that didn't give the RAB sufficient time to think things out independently and set its own agenda. In response, the BHA has pulled back, and only had limited staff presentations on matters that required the RAB's attention. However, to get a common baseline of understanding, more briefing, workshops, etc. are really necessary. This may include basic training in modernization issues. The Partnership Process that HUD required for the Comprehensive Grant Programs should be updated and integrated into the RAB and PHA plan process.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>Once the '02 Annual Plan process is completed, the BHA plan to strengthen the Partnership Process with the LTO's and invite the RAB to these meetings/trainings.</p>
CAPITAL FUNDING PROGRAM	<p><u>Deciding how the discussions can best be handled.</u> It may well be that not all RAB members wish to get involved in the level of detail that maybe required for meaningful capital fund discussions. Capital funding, for example, has NO impact on the Section 8 program. The RAB did create a modernization subcommittee. On the other hand, if subcommittee members meet separately and then also have to go to RAB meetings, this may lead to burn-out (depending on how many meetings, how extensive, etc.), and the RAB would need to be careful not to repeat over again work that it has delegated to the subcommittee. This needs to be thought about by both the RAB and the BHA.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>The BHA acknowledges that multiple meetings is a very real concern and looks forward to resolving this issue with the RAB.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CAPITAL FUNDING PROGRAM	<p><u>Integrating LTO input with the RAB process.</u> As we all know, there is not a precise fit between the RAB and local tenant organizations (LTO's). While the RAB was selected by LTO's, the number of BHA developments means that it is impractical to have a RAB on which each LTO is represented. While individual RAB members from public housing developments probably have a good sense of the needs at their development, they are unlikely to know what the debate has been at, say, Alice Heyward Taylor development about capital priorities. There needs to be some process where the RAB can find out, does this plan reflect what the LTO wants? One idea would be to have the BHA present the RAB with the feedback it's obtained from each LTO – i.e., “these priorities are what we wanted” or “we agree with deleting the roof works slated for this year and doing electrical work instead” or “we asked the BHA to do our bathrooms first, and we don't understand why they ignored what we said”. This does not mean that whatever each LTO says would be the final word – the BHA may have good reasons for not doing what the LTO requested, or for needing to reprogram funds to other developments (see below). But this would make the discussion far more concrete and informed. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>The BHA's, as well as almost all other PHA's, capital needs are repeatedly underfunded year after year. This results in a number of “urgent” projects being necessarily delayed in favor of other even <u>more urgent priorities</u>. For instance, a dilapidated 50-year-old bathroom which does not meet current code may be given a #1 priority. However, the leaking 25-year-old roof on the same building would also be considered a #1 priority. The roof replacement would be given priority because an intact roof will best protect and enhance all other systems in the building. A new bathroom would be wasted if it were water-damaged shortly after completion. Likewise, a 50-year-old kitchen at one development is would be a #1 priority but still will probably be delayed in favor of renovating 60-year-old kitchens at another development. The BHA is committed to bringing all developments to a similar standard in the important areas of Health & Safety and Building Preservation.</p>
CAPITAL FUNDING PROGRAM	<p><u>Laying out the Rationale for Departure from Physical Needs Assessments, or for Reprogramming:</u> As the charts prepared by the RAB's technical advisors show, a number of items that were identified as of “urgent priority” in Physical Needs Assessments at family and elderly developments were not funded during FY 1997 - 2001 (although some are being addressed through reprogramming requests). It may be that the Physical Needs Assessments are out of date. In addition, where there is reprogramming, there may be a number of good reasons, but there may be some reasons that would raise issues for residents (such as diverting funds that were identified as a priority both by an LTO and in a Physical Needs Assessment, without any future plan for covering the need). BHA should lay out the rationale for any of these departures in an explanation written in layperson's terms for both the LTO and the RAB. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>See above.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CAPITAL FUNDING PROGRAM	<p><u>Getting RAB and LTO's the Resources They Need to Intelligently Analyze BHA's Proposals and Alternatives:</u> As HUD's PHAP language book makes clear, capital funds can be utilized to help support the work of local tenant organizations and the RAB in analyzing and commenting on capital needs and expenditures. BHA has just completed a discussion this year about how the \$25/unit Operating Fund allocation will be set aside for LTO's. While the RAB decided to not seek a set aside from those funds so as not to be in conflict with the LTO's, it indicated, at the same time, the need for a larger budget so that it could carry out expanded outreach to residents as well as its other functions. BHA may want to consider what resources would be appropriately targeted from capital funds for LTO's and the RAB. Obviously there can be competing interests – LTOs may be told that if they seek a certain level of capital fund assistance for planning work, then BHA will have less available for particular work items, or to support management improvements that enjoy broad-based residents support (public safety, elder services, and family/youth services, to name just a few). On the other hand, BHA has in its Management Needs Assessment in the FY2000 PHAP Plan noted “resident capacity building” as one of the most urgent priorities for capital funds. It should be possible, through wise use of BHA resources, to help the RAB and LTO's get the resources they need to properly analyze BHA's proposals as well as the pros and cons of other alternative uses/priorities that could be considered. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>Once the 2002 Annual Plan process is completed and submitted, the BHA proposes meeting with the LTO's and RAB members to formulate a process which will work better for all.</p>
CAPITAL FUNDING PROGRAM	<p><u>Impact on HUD Capital Fund Approval</u>: The RAB wants to make clear that these comments should NOT be used as a reason for HUD to disapprove BHA's request for approval of Capital Fund expenditures, including the revision to the FY2001 PHAP Plan Capital Fund. The RAB does not have sufficient information to say that BHA's choice of expenditures is improper, and we want to make sure that BHA can get the funds it needs from HUD promptly and can begin necessary work at once.</p> <p><i>-Continued-</i></p>	<p>The BHA appreciates the support of the RAB in this very complex planning and project implementation process. As stated before, the BHA does intend to strengthen the Partnership Process with the LTO's, and invites the RAB to attend these meetings/trainings.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CAPITAL FUNDING PROGRAM	<p><i>-Continued-</i></p> <p>Instead, what we would like is a prospective commitment from BHA to revisit the capital planning and Partnership Process so that by the time the FY2003 PHA Plan is up for consideration, and the updated Performance and Evaluation Reports for that cycle, the RAB and the LTO's can feel that they are fully engaged in a process where they have sufficient information and can give meaningful input. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>The BHA appreciates the support of the RAB in this very complex planning and project implementation process. As stated before, the BHA does intend to strengthen the Partnership Process with the LTO's, and invites the RAB to attend these meetings/trainings.</p>
DEMOLITION AND DISPOSITION	<p><u>Bickford Street Disposition: Following Upon Past Dispositions:</u> I reviewed the BHA's proposal for disposition of the Bickford Street development, under which the 64 units there will go to the Jamaica Plain Neighborhood Development Corporation, which will operate them under a 99 - year ground lease from the BHA. The proposal was contingent upon HUD's approval or JPND's proposal to rehabilitate the complex as Section 202 subsidized housing for the elderly. I understand that HUD has subsequently granted this approval. This is great news for the community, as it means that long -standing vacancies will be restored to use full life as affordable housing. <i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA appreciates the support of the RAB on the Bickford Street disposition.</p>
DEMOLITION AND DISPOSITION	<p>In thinking about the Bickford Street disposition, it reminded me that BHA (in conjunction with the Boston Redevelopment Authority (BRA)) should revisit the disposition and 99 -year ground -lease at Harbor Point. As BHA staff well know, Harbor Point was originally a BHA federal public housing development (Columbia Point), and a substantial number of public housing units were lost there. BHA, BRA, and our office (on behalf of the <u>Perez</u> class) negotiated a provision in the ground lease for a Public Benefit Fund, under which certain payments were to be available, 15 years from occupancy, to be utilized to both: (a) insure continued affordability of the low -income units at Harbor Point; and (b) be available to help replace the public housing that BHA lost. <i>-Continued-</i></p>	<p>The BHA is investigating the matter and will report back to the RAB shortly.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
DEMOLITION AND DISPOSITION	<p><i>-Continued-</i></p> <p>I would suggest strongly that it is time now to take a look at the ground lease, and the underlying financial flow, to insure that the BHA and the City (through the BRA) protect the rights under the agreement, and can utilize any revenues available under the ground lease for the purposes of the Public Benefit Fund. I would be happy to participate in those discussions.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	
CONVERSION OF PUBLIC HOUSING	<p>The Resident Advisory Board wants to strongly support the Boston Housing Authority's position on voluntary conversion. So, on behalf of the Resident Advisory Board, we would like to say thank you and applaud you on your position.</p> <p>The Boston RAB would like HUD to know that we are strongly against voluntary conversion for a number of reasons. The voucher ing out of public housing units and residents into Section VIII would be devastating to public housing. The study figures done prove it would be more costly. Another reason, and the most important one in RAB's opinion, would be the loss of much needed public housing units for low-income families in Boston and throughout the country.</p> <p><i>RAB member at public hearing 12/06/01</i></p>	<p>The BHA appreciates the support of the RAB on the issue of voluntary conversion.</p>
CIVIL RIGHTS	<p><u>Needs assessments regarding persons with disabilities and the elderly</u>. The five-year progress report indicates that a comprehensive Section 504 needs assessment is being conducted for the BHA's housing programs regarding the needs of persons with disabilities. This is likely to result in recommendations for changes in policies or procedures, as well as in physical modifications and priority setting. Unfortunately, the report is not due out until December, 2001, which means that it will fall outside the Annual Plan process.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>At the present time, no changes in policies or priorities which would require a public process are anticipated. If such changes become necessary, they will be included in the FY2003 Annual Plan process. Copies of the final consultant's reports will be made available to the RAB and a presentation on the reports can be arranged if requested.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	<p>Similarly, the 5-year progress reports indicate that there is a needs assessment for elderly persons/families who reside in family public housing; this, too, may result in recommendations for policies or the prioritizing of resources. The results of these needs assessments should be shared with the RAB, and if BHA is considering revising its policies/procedures or prioritizing resources based on these needs assessments, the RAB and LTO's should have a role in reviewing and commenting on this – either as a mid-year amendment to the FY2002 PHA Plan, or as part of the FY2003 PHA Plan process.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA has partnered with the Gerontology Institute of U-MASS Boston to conduct a needs assessment, which includes a survey of seniors who reside in BHA family developments. The resulting report is expected to be available by June of 2003. The BHA will share the report with the RAB.</p>
CIVIL RIGHT	<p>The BHA has continued its efforts to support its Section 8 tenants by successfully seeking HUD approval to raise the Fair Market Rents (FMR) in response to the affordable housing shortage in the Greater Boston area. The BHA has also increased its efforts to include a number of Sec. 8 families into their Family Self-Sufficiency program. For these efforts as well as its undertaking of increased communication with Section 8 families, the BHA should be commended.</p> <p><i>Excerpt from letter from City of Boston Office of Civil Rights</i></p>	<p>The BHA appreciates the support of the Office of Civil Rights.</p>
CIVIL RIGHTS	<p>The BHA continued participation in the Regional Opportunities Counseling (ROC) program in collaboration with OCR still proves to be a valuable tool in assisting families search for affordable, appropriate housing. Program such as ROC assist the City of Boston to address its Analysis of Impediments and Fair Housing goals.</p> <p><i>Excerpt from letter from City of Boston Office of Civil Rights</i></p>	<p>The BHA agrees that ROC is a valuable tool in assisting families' search for affordable housing.</p>
CIVIL RIGHTS	<p>The OCR is aware of the BHA Sec. 504 self-evaluation that is ongoing. OCR encourages the BHA to incorporate any suggestions from this self-evaluation that would increase the ability of persons with disabilities to fully participate in all activities of the Sec. 8 program. To that end, strengthening the day-to-day working relationship with Mass Access, the independent living centers and other disability organizations would enhance this goal. The lack of affordable and accessible housing for persons with disabilities and their families remains a crisis situation. Consistent planning on disability issues can begin to address the impediments to fair housing confronting these individuals.</p> <p><i>Excerpt from letter from City of Boston Office of Civil Rights</i></p>	<p>The BHA appreciates the OCR's offer of assistance and looks forward to continuing our working relationship with the Office of Civil Rights and organizations serving the disabled.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CIVIL RIGHTS	<p>The OCR offers its assistance to the BHA in its efforts to fully serve and integrate persons with disabilities into all levels of its services and operations. The OCR in its implementation and updating of the Analysis of Impediments to fair housing encourages the BHA to continue its working relationship with this office in its efforts to eliminate impediments to fair housing for all citizens of the City of Boston.</p> <p><i>Excerpt from letter from City of Boston Office of Civil Rights</i></p>	<p>The BHA appreciates the OCR's offer of assistance and looks forward to continuing our working relationship with the Office of Civil Rights and organizations serving the disabled.</p>
CIVIL RIGHTS	<p><u>504 Compliance</u>: HUD also carves out 504 compliance as a special item in the Performance and Evaluation reports. While certain developments have expended a substantial amount of funds in recent years for 504 compliance, this does not appear to be uniform. We understand that an overall 504 assessment is underway for the BHA, both in terms of policies and in terms of physical accessibility/adaptation of existing buildings and facilities. We would anticipate that further reprogramming may be needed to respond to the final outcome of these assessments.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>In the early 1990's the BHA entered into a Consent Decree with HUD which allowed the Authority to create more accessible units at those developments where it was most structurally and financially feasible and to create less or no units at those developments which had severe and costly structural impediments. Common areas such as Management Offices and LTO offices were made compliant at all developments. Since that time, some code requirements have changed and it appears that a greater percentage of the BHA waiting list needs accessible units. The BHA is reviewing the new 504 assessment recently completed and options for addressing its recommendations.</p>
COMMUNITY SERVICE	<p><u>Implementation of Community Service Policy for HOPE VI Developments and Non-Citizen Rule in Public Housing</u>: While Congress has determined, as part of the 2001 HUD Appropriations Act, that BHA will not be implementing the community service policy generally, it is required in the HOPE VI developments. BHA will need to proceed with implementing the plan. This will require developing materials which can be easily used and understood by managers and residents, training for BHA staff, and briefing of residents and LTOs at the HOPE VI developments. I would like to be involved in this process. As you know, our office submitted some materials last year to the BHA to try to make the exemption process as simple and painless as possible, and this still makes sense at the developments where the law continues to apply.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>Management of the HOPE VI developments have modified their policies to be compliant with QHWA. Accordingly they have included in these policies sections on implementing the community service program. BHA proposes that GBLS and the relevant LTO work together to develop site specific forms and materials to be used in the implementation. The BHA will make available our preliminary work to them and will insure that the final outcome is compliant with regulation and BHA policy.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CRIME AND SAFETY	<p>I'm from Patricia White Apartments in Brighton. The reason I'm speaking tonight is we have no security over there because they just think we don't need it. We have a lot of elderly immigrants there from Russia who are frightened out of their cotton picking minds especially in light of the September 11th events. We have had vandalism that has gone unreported to the police department. We have had people accosted, beaten up. Our laundry room was vandalized.</p> <p>We have doors, peripheral doors on this huge building of 225 occupants. There are peripheral doors. There are five of them. There are no alarms on them. People come in and out. People we don't know are coming in and floating in and out of the building. There is no security or anybody around on the weekends. We have people who are on drugs, dealing drugs inside the building and just directly outside the building that don't even live there but are guests and may be family members of existing tenants. Nothing is being done about the vandalism on our building brought to you by your very own residents who have people living with them that aren't even on the lease.</p> <p><i>Resident at public hearing 12/06/01</i></p>	<p>Deputy Chief Melia has met many times with task forces in Brighton to resolve issues and remains committed to open communication with task forces. It would assist the BHA in following up on these issues for any person with a complaint in regard to public safety services to be specific as to time and date that BHA police did not respond.</p>
CRIME AND SAFETY	<p>Security issues in public housing: This is a concern because of cutbacks in funds used for security (modernization, PHDEP funds). Residents' security must not be jeopardized – so much of what BHA and the City of Boston has strived for, since the 1980's, has been to create developments which are stable and secure. In addition, Boston has an elderly security ordinance which requires detailed security plans for elderly/disabled housing, and if BHA has to change coverage due to fiscal concerns, alternative plans must conform to the ordinance. The 5-year plan must include, as a goal, securing of funds necessary to maintain security, and a strong role for residents in the development of security plans at their developments.</p> <p><i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA is continuing to struggle with funding cuts and operational deficits. Any effort to re-align security coverage in the elderly/disabled area will be done in a way that is consistent with the security ordinance. The BHA is always interested in input from our residents on how to better and more cost effectively provide for their safety in their communities. The BHA does not plan to revise the five-year plan formally until FY2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p>
CRIME AND SAFETY	<p>Earlier this year, the BHA announced cutbacks in daytime security for five senior or disabled buildings. We sent a petition to BHA and organized opposition to any such cutbacks because our residents felt strongly that 24-hour security is necessary. We were told that the cutbacks were due to fiscal needs of the BHA.</p> <p><i>-Continued-</i></p>	<p>See above response.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
CRIME AND SAFETY	<p><i>-Continued-</i></p> <p>We were successful in getting BHA to cancel these cutbacks, and our security at [Lower Mills] is adequate now. We are concerned; however, that there may be future cuts in federal or state funding for public housing, and the BHA may look for ways to make cuts in services. We are here today to say that no cuts in security for elderly disabled buildings or for any BHA buildings should be considered in today's climate. Many elders are fearful due to the new dangers since September 11th. Crime is again increasing in some of our neighborhoods.</p> <p>Several elderly disabled task forces have reported serious lack of adequate security or poor BHA police response to crime or safety concerns. If BHA intends any changes in security arrangements connected with [cuts in] modernization or funding sources, we ask that we be informed at once and that steps be taken to find alternative security measures that will meet the requirements of the Boston City ordinance for security in elderly disabled buildings.</p> <p>The five -year plans should include adequate and where necessary increased safety and security measures for all developments especially elderly disabled.</p> <p><i>Resident at public hearing 12/06/01</i></p>	See above response.
MASS STATE LEGISLATURE	<p>Administrator Henriquez forgot to mention in her opening comments about the state developments who went to the State House and talked to the legislators there. State developments have two bills in there, [264, 2174], to get money from the state for our children. We need that for the future of our families and our children. You're not going to forget about our kids.</p> <p><i>Resident at public hearing 12/06/01</i></p>	The bills in question were adopted as part of the state housing bond bill legislation, which has not moved in the legislature. While the BHA remains committed to the effort, given the change in the state's fiscal conditions and the end of the funding for such programs at the federal level, it is unlikely that the state will adopt the legislation.
PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)	<p>Regarding the public housing drug elimination program, I think HUD is so wrong to tell us not to pass that program. You're not going to forget about our children. We still need that program in effect even though there are no funds for it.</p> <p><i>RAB member at public hearing 12/06/01</i></p>	<p>When it became clear that the President's budget proposed the total elimination of the Drug Elimination Program, the BHA wrote letters to HUD Secretary Mel Martinez, Senators Kennedy and Kerry, Congressmen Moakley and Capuano. The BHA also wrote to state and local elected officials, resident leaders and other advocacy groups. These letters outlined how the PHDEP money was used at the BHA and the outcomes we produced.</p> <p><i>-Continued-</i></p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)		<p><i>-Continued-</i></p> <p>In August, the BHA participated in a nationwide series of events throughout the public housing industry to draw attention to the harm that would be done if Congress passed the President's budget. Many residents, including youth who participate in the youth programs, came to the rally in Charlestown. Union leadership also lobbied Washington, D.C., protesting cuts to PHDEP. In the end, Congress did not do the right thing and eliminated PHDEP.</p> <p>Obviously, this was bad news, not only for the Boston Housing Authority, but also for public housing authorities across the country. Although there has been an increase in the public housing operating fund that will cover some of the PHDEP cut, the BHA's priority for these funds must and will be to insure the continuation of police services in our public housing communities.</p> <p>During the next several months, youth workers and other Boston Housing Authority staff will be working with many community-based youth service organizations in an effort to insure that our youth continue to receive the services they need and deserve.</p>
PUBLIC HOUSING DRUG ELIMINATION PROGRAM (PHDEP)	<p><u>Youth Services/Public Safety</u>: With the defunding of the DEP program by HUD and Congress, HUD has now directed PHA to utilize the Operating Fund and Capital Fund to carry out the functions previously covered by DEP. The RAB does not know, but anticipates that the BHA may need to shift either Operating Fund or Capital Fund items particularly in the area of Youth Services and Public Safety, which were traditionally covered in part by the DEP program. Public Safety has been heavily supported by Capital Funds by the BHA for a number of years to avoid Operating Subsidy shortfalls. <i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>The BHA is evaluating our funding and Community Service Department strategy in the wake of the PHDEP cuts and will keep residents and the RAB informed.</p>
TENANT PARTICIPATION FUNDING	<p>Tenant Participation Funding and Resources: The five-year plans should include implementing Memoranda of Agreement for all local tenant organizations (LTOs) so that they can utilize the Tenant Participation Funds provided for in the Operating Subsidy Rule, getting funds out in a timely manner to all LTOs, and getting all task forces in a position of compliance with HUD's tenant participation regulations (with proper by-laws and elections). <i>Greater Boston Legal Services at public hearing 12/06/01</i></p>	<p>The BHA is completing negotiations with representatives of family and elderly/disabled LTOs. The resulting MOA documents will take effect in January, 2002.</p> <p>The BHA will continue to provide guidance to LTOs regarding compliance issues vis-à-vis HUD regulations and/or BHA policy. The BHA does not plan to revise the five-year plan formally until FY2004. However, through the Progress Report, we track updates and note changes in goals and strategy.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
TENANT PARTICIPATION FUNDING	<p>HUD mandated and funded this year tenant participation funds. Tenant participation fund is a \$25 per occupied unit that HUD and BHA are supposed to give to our local tenant organizations. We, RAB, has insisted that all \$25 go to the local tenant organizations, the task forces in both the elderly, disabled and family developments. Task force teams negotiated with BHA on this, and BHA has agreed to fund the full \$25.</p> <p>Yet, the fiscal year is three-quarters over, and a memorandum of understanding has not been executed. We did discuss this with BHA, and they're saying that the money is coming. Three-quarters of the year has passed, and let's say that we haven't seen any money.</p> <p>Tenant participation is vital to assure decent living standards for residents in public housing. We insist that the memorandum be executed at once. At least half of this money should be released immediately to the local task force and the remainder before the end of the fiscal year.</p> <p>We also ask that the tenant participation funds be put into a five-year plan so that continued support for tenant participation is assured. Every task force needs training in participation and tenant rights as well as management of the funds.</p> <p>Many task forces need help, outreach and organizing the residents including organization and translators. Translators are very important in this, Spanish, Chinese, Haitian Creole, Russian and all the other languages. Also, all the task forces need Internet access. We know how this is a communication world now, so we all RAB, all the local tenant organization divisions, we all need Internet access especially so the task forces may communicate regularly with each other about common issues. These are important items. They should be goals for the five-year plan.</p> <p><i>RAB member at public hearing 12/06/01</i></p>	<p>Same response as above (paragraph 1).</p> <p>The MOA documents provide maximum flexibility to LTO's with respect to how funds can be used. Each LTO will have to define for itself and the resident population it serves how best to use the funds.</p>

SUMMARY OF COMMENTS RECEIVED ON THE FY2002 BOSTON HOUSING AUTHORITY AGENCY PLAN

COMPONENT	COMMENT	RESPONSE
PERFORMANCE AND EVALUATION REPORTS	<p><u>Lead Paint Abatement</u> : It is clear from the 1997 - 2001 Performance & Evaluation Reports that BHA has set aside a significant amount of funds for lead paint abatement. This is as it should be – since many of BHA’s apartments are in older buildings, there are going to be units that are not in compliance with current lead paint requirements. The RAB should be provided with information, on an annual basis, regarding the lead -based paint activity that BHA has carried out. HUD has developed a report for this purpose (HUD Form 52850, 8/97), which to the best of the RAB technical advisor’s information is still in effect. BHA should provide copies of these reports to the RAB for the past few years so it’s known what has specifically been done with the lead paint funds in terms of testing, abatement, and any children with elevated lead levels.</p> <p><i>Greater Boston Legal Services excerpt from letter 1/3/02</i></p>	<p>Since most of the family developments were built prior to the outlawing of lead -based paint (LBP) many of them have needed some amount of abatement. BHA continues to obtain new Letters of Compliance for as many units as possible based on an ongoing strategized approach. Complying with the new Title X mandates for maintenance of these Letters of Compliance will be a severe financial challenge in the years to come. Neither HUD nor any other agency has ever requested Form 52850, and so BHA has not been completing this form to date. However, the BHA has very detailed records on the status of lead abatement or the likelihood of contamination in most of its apartments. These records in detail or in summary form can be made available to the RAB at its request.</p>

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

HUD Strategy Goal: Increase the availability of decent, safe, and affordable housing.		
PHA Goal: Expand the supply of assisted housing.		
Objective: Apply for additional rental vouchers.		
	<ul style="list-style-type: none"> BHA will commit to pursuing additional funding for these vouchers when incremental funding is available and the BHA has the capacity to administer additional funding. 	On April 20, 2000 the BHA submitted a competitive grant application for 439 incremental vouchers through the Fair Share Allocation. Pursuant to the BHA's application, HUD granted the BHA 439 Section 8 vouchers in the fall of 2000. The BHA is actively administering these vouchers.
	<ul style="list-style-type: none"> Continue Welfare-to-Work Program, which offers 300 vouchers and counseling. 	Staff was hired in the Spring of 2000. As of 12/31/00, 600 vouchers have been issued. The BHA achieved lease-up of 300 welfare to work vouchers in the spring of 2001.
	<ul style="list-style-type: none"> Continue to administer up to 200 vouchers for non-elderly disabled persons as part of Designated Housing Plan for public housing Elderly/Disabled program. 	These vouchers are currently being offered to Non-Elderly Disabled on the Section 8 waiting list.
	<ul style="list-style-type: none"> Implement program which will provide 400 vouchers to persons of color to utilize in areas of low poverty concentration. (NAACP lawsuit) 	The City of Boston Fair Housing Commission and NAACP are in negotiations concerning the funding of this program.
Objective: Reduce public housing vacancies.		
	<ul style="list-style-type: none"> Establish and utilize a special "re-occupancy crew" to reduce the length of time for vacancy turnaround. 	Staff was hired in July 1999 and the newly established "re-occupancy crew" has been hard at work since. This work continues and the success is evident in the numbers. (See Vacancy Reduction Strategy in Agency Plan.) The crew size has been reduced and consolidated due to fewer on-going vacancies.
	<ul style="list-style-type: none"> The BHA will rehabilitate 1,100 currently vacant and uninhabitable public housing units over the next three years. 	570, or just over 50%, of the vacant units have been rehabilitated and occupied.
	<ul style="list-style-type: none"> In family developments, work to attain a 30-day or less unit turnaround from date of vacate to date of re-leasing. 	The BHA is focusing on vacancy reduction - bringing back online units that have remained vacant for long periods of time and don't turn around time. We are now publishing turnover times on a monthly basis. Due to a number of long-term vacancies that came back online recently, the turnaround times remain high and we are now working to reduce this. However, the necessity to do many transfers continues to negatively impact turnaround times.
	<ul style="list-style-type: none"> In elderly developments, decrease unit turnaround time by 50% in the first year. 	The Elderly/Disabled Program has achieved a 1.5% vacancy rate, a laudable achievement by real estate industry standards. As mentioned above, we are also fine tuning the way we monitor unit turnover. See comment in Family.
Objective: Leverage private or other public funds to create additional housing opportunities.		

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Explore potential for additional housing development on BHA vacant land. 	Planning process is underway at Amory Street and Morton Street.
	<ul style="list-style-type: none"> The BHA will convert up to 200 units of tenant-based assistance to project-based assistance each calendar year, up to 20% of four tenant-based portfolio. 	BHA plans to issue two Requests for Proposals for two 100-unit Section 8 Project-Based Assistance (PBA) programs in partnership with the City of Boston who administers the HOME and CDBG money each calendar year. The BHA plans to continue this partnership with the City and has converted 200 additional vouchers for this purpose.
PHAG Goal: Improve the quality of assisted housing.		
Objective: Improve public housing management (PHAS score).		
	<ul style="list-style-type: none"> Establish on a bi-monthly basis, a monitoring system for rent collection. 	A monthly monitoring system has been established. Regular monthly reports are maintained.
	<ul style="list-style-type: none"> Aim to collect at least 98% of the current rent roll each month. 	Rent collection improved significantly in FY2001, with a reduction in arrearages of \$230,971, or 18.4% over the course of the year. Managers now have significantly improved access to the database and are consistently enforcing rent collection standards.
	<ul style="list-style-type: none"> Have no more than 2% of the annual rent roll in arrears at any one time. 	
Objective: Improve voucher management (SEMAP scores).		
	<ul style="list-style-type: none"> The Assistant Administrator will commit a minimum of 3 additional hours per week to coordinate a program to enhance the SEMAP standards. 	At two-hour weekly meetings of senior staff within the Leased Housing Program held every Friday to address enhancing SEMAP standards. Among the goals identified at these meetings have been: 1) To set quality control standards 2) To enhance the use of technology by computerizing the inspections system 3) Training and licensing staff to use the CCS system so they have access to the most up-to-date information. These meetings are ongoing.
	<ul style="list-style-type: none"> Convert Section 8 Program participants to Housing Choice Voucher Program. 	All Section 8 participants have converted to the Housing Choice Voucher Program as of September 30, 2001.
	<ul style="list-style-type: none"> Implement a revised Section 8 Administrative Plan. 	The revised Section 8 Administrative Plan is in the final stages of internal review and is expected to be released in early 2002.
Objective: Increase customer satisfaction.		

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Develop an internal and external customer service program emphasizing the site staff and residents as our primary constituencies to be served. 	<p>In collaboration with the Donahue Institute, over the past year the BHA has offered training on Interpersonal Skills and How to Handle Difficult People. Customer Service training was completed for Occupancy and Leased Housing staff.</p> <p>A Customer Service Committee has been established and has begun work on standardized forms and guidelines for written material to be distributed to staff by 12/31/01. The committee is also addressing ways to improve customer access to the BHA through telephone communication. A BHA website has been developed, together with the Communications Department and MIS, to allow both internal and external customers better direct access to BHA departments and services. Other BHA committees have been established and staffed by a cross section of the Authority, in an attempt to gain input and feedback from all levels of employees. BHA routinely uses interpreters, either staff or from an interpretation service, when holding meetings with residents and conducting interviews with applicants and residents as well as in other situations where such services are needed and appropriate.</p>
	<ul style="list-style-type: none"> Develop programs that emphasize a culture of shared mission and mutual respect. 	<p>Supervisory staff are now expected to review with each staff, at the time of the performance appraisal, the BHA's mission statement and to reinforce each employee's role in meeting these objectives. In addition, framed posters, written in 8 languages to reflect those languages most represented within the BHA developments, with the BHA mission statement have been distributed to each management office for display.</p> <p>BHA staff is recognized for their accomplishments in a weekly staff bulletin. A committee has been established to conduct multi-cultural events recognizing the BHA's diverse staff. The Employee Incentive Committee is one of the BHA 2001 Focus Group Committees. The goal of the committee is to initiate events that bring together BHA employees in social activities such as sporting events and to develop programs to recognize employees.</p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Respond to customer survey results generated by HUD and/or BHA. 	<p>The BHA has included improvement plans in the FY2001 Annual Plan to address low scores on the Resident Assessment Sub System (RASS) of the Public Housing Assessment System (PHAS) related to communication, security and general building and grounds. The Regional Opportunity Counseling program sent a survey to all ROC families in the Fall 2000. The information gathered on the challenges families face pre and post move in will be folded back into the ROC program to aid new movers. A new RASS survey has yet been completed for FY01. All aspects of the Improvement Plan for last year's survey are continuing. See notes on the improvement plan included in the annual plan.</p>
Objective: Concentrate one effort to improve specific management functions.		
A. Personnel and Operations Systems		
	<ul style="list-style-type: none"> Complete Personnel and Operations Manual and educate staff to be in compliance with them. 	<p>A Supervisor's Manual has been created which includes information on the BHA's mission, organizational structure, personnel policies, hiring and selection process, employee assistance program, union representation, performance reviews, and discipline. All supervisory staff has received extensive training on the contents of the manual. Ongoing sessions will be held for new supervisory staff as they are hired. An Employee Handbook is currently in development. The handbook will include information regarding relevant employee benefits, personnel policies, health and safety requirements, compensation and leave information and more. With some minor edits this document should be distributed to all employees by March 2002.</p>
	<ul style="list-style-type: none"> Establish and provide training for use of job performance standards. 	<p>All supervisory staff has been trained on the newly developed performance appraisal process. To date, these second annual appraisals have been completed for all BHA staff with the exception of the building trades and the firemen. Contract negotiations with these two groups will begin in the fall - winter 2001/02 and are expected to result in an agreement on the performance appraisal process for employees in these unions.</p>
	<ul style="list-style-type: none"> Redefine job responsibilities and descriptions of the operations staff in order to more efficiently deliver services within the developments. 	<p>This is complete, every job description has been evaluated and realigned so that service can be better delivered and allow input from staff. In addition, the management organization has been revised to consolidate regions and add additional maintenance supervisory support to developments, leading to increased efficiencies and additional staff support.</p>
B. Management and Maintenance Systems		

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> • Create routine maintenance schedules for custodial and preventive maintenance staff. 	<p>These schedules have been completed. Preventative maintenance manuals have been developed for each site. Initial custodial schedules have been established and work is underway to continually improve upon them. Update: This is complete. In addition, a Standard Operating Procedures manual has been written and seven weeks of training for all managers and maintenance superintendents on the manual has been completed. Work to implement all aspects of the manual has begun and will be completed at all sites prior to the end of the fiscal year. This manual provides a comprehensive guide to all site maintenance activities.</p>
	<ul style="list-style-type: none"> • Establish a monthly reporting system that allows managers to measure all components of property management. 	<p>This is complete and ongoing. A reporting system has been established which is submitted electronically every month. The report covers all of the fundamental property management activities (rent collection, occupancy, etc.) and reports on preventative maintenance as well as on the status of various projects, emergencies, security and community activities for each month. The report is cumulative so that at the end of the year, a snapshot of major activities and progress will be available for each development.</p>
C. MIS and Technology Systems		
	<ul style="list-style-type: none"> • Provide all BHA staff with computer access and training. 	<p>Over 400 personal computers are connected to the wide area network ensuring access for all employees with the need for this technology. All maintenance supervisors now have access to the BHA network, completing this goal. In addition, numerous employees now have access to computer resources not previously available, most notably CCS. Ongoing computer training is available for all desktop applications. Targeted CCS training is being provided to meet the needs of the Property Management, Leased Housing, and Finance and Accounts staff.</p>
	<ul style="list-style-type: none"> • Identify and install appropriate financial and property management software and Internet access to enhance employee productivity. 	<p>The MIS Department continues to work with the various BHA departments to find ways to better utilize the existing CCS software package. The BHA has been able to significantly enhance the functionality of CCS, making it increasingly useful for both financial and property management functions. However, the BHA recognizes that CCS is nearing obsolescence, and has begun a project to replace the CCS system with a more modern and functional management software package. The BHA is beginning this project with a Needs Analysis, to develop technical and operational specifications that can be used to procure this new system. This will be followed by procurement and implementation of the new systems. Internet access continues to be available to authorized BHA staff.</p>

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Utilize cable TV and other media to develop and implement communications program for residents to enhance tenancy and exposure to community resources. 	<p>The BHA regularly participates in programs on Spanish speaking television and radio and local access television stations to provide information on its Civil Rights Protection Plan, application process, Section 8 program, and any initiatives that may be of interest to residents and potential applicants. The City of Boston Cable Office frequently films BHA events and airs them on its local access cable station. Press releases are sent out regularly to all local media, including the neighborhood and ethnic newspapers in Boston, to help inform the public of BHA activities and procedural or programmatic changes. In addition, the BHA has developed its own website that provides residents, applicants, and the public with information related to a variety of BHA policies, procedures and programs. The BHA also publishes a bi-monthly newsletter that is distributed throughout the authority that provides residents and staff with information as well.</p> <p>While the BHA has explored the possibility of conducting its own half -hour weekly cable television program, at this time additional funding for staff and resources to undertake this effort is required before the BHA can seriously pursue this objective.</p>
	<ul style="list-style-type: none"> Identify processes that can become paperless. 	<p>The BHA continues to identify and re-engineer business processes. In the past year the BHA has, most notably, automated the process of checking CORI records and creating and tracking work orders.</p> <p>This year we are working to receive and transmit all utility consumption and billing information electronically. This work will automate a very cumbersome paper process, and will provide the BHA with the information needed to manage and reduce energy consumption on an ongoing basis. Before the end of the year, many more processes such as rent collection and tenant status reviews will be done entirely by field staff utilizing the CCS system. The BHA is exploring ways to automate more and more of the applicant intake process, including automating the client pre-application and creating on-demand video to provide applicant information. Within the MIS Department, we are creating tools and processes to ensure that our systems are completely documented and that the documentation is kept up-to-date.</p>

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Identify other technology and applications that are desirable including programming, partnerships and wiring. 	<p>The BHA has implemented its own websites, both for internal staff use and for external constituencies (http://www.bostonhousing.org). The City of Boston continues to provide the BHA with Internet access at no cost.</p> <p>We are upgrading the BHA's relatively slow Frame Relay network to provide faster data transfer rates, which will greatly increase ease of use for site staff. In the longer term, the BHA will be able to take advantage of a fiber-optic "I-Net", an extremely high-speed technology that has the potential to link all municipal facilities within the City of Boston to a single integrated data network. This I-Net is being provided to the City at no cost by a local datacom provider.</p>
D. Financial Systems		
	<ul style="list-style-type: none"> Develop and make available to development managers and senior staff comprehensive site-based budget report formats that include operating income and all the development site costs including fringe benefits, collection loss, utilities and indirect costs generated from regional offices/central office. 	<p>The site-based budget formats were implemented in FY2001 with the exception of indirect costs, which will be included in FY2002. Starting in January 2001, managers have had the ability to pull expense reports directly from the CCS system.</p>
Objective: Renovate or modernize public housing units.		
	<ul style="list-style-type: none"> Seek HOPE VI assistance for at least two potential sites. 	<p>The BHA, in collaboration with the Maverick Tenant Task Force and consultants from Abt Associates, prepared the required application for submission in June 2001. Funding was awarded in 9/01. The BHA is commencing a HOPE VI planning process for the Franklin Hills site, looking towards a 2002 application.</p>
	<ul style="list-style-type: none"> Meet 100% obligation requirements of the BHA's Comprehensive Grant Program including 100% of the proposed life-safety improvements to the developments. 	<p>The BHA has met FFY97 and 98 expenditure deadlines and the FFY99 obligation deadlines.</p>
Objective: Demolish or dispose of obsolete public housing.		
	<ul style="list-style-type: none"> Only achieved in connection with the receipt of new HOPE VI grants. 	<p>Demolition is proposed at Maverick Gardens in connection with the HOPE VI grant awarded 9/01.</p>
Objective: Provide replacement public housing.		
	<ul style="list-style-type: none"> Only achieved in connection with the receipt of new HOPE VI grants. 	<p>Replacement housing is planned in connection with the Maverick HOPE VI grant. Plan to be finalized after additional discussion with the Maverick Tenants Organization.</p>
Objective: Develop an Energy Master Plan for all properties.		

PROGRESS REPORT: BHA 5 - Year Plan (FY 2000 - 2004)

	<ul style="list-style-type: none"> Create an Energy Monitoring System that will quantify energy usage and assist with savings strategies. 	The BHA retained the Conservation Services Group (CSG), Inc. in April of 2000 to conduct an intensive auditing and planning process regarding energy and water savings across the entire BHA portfolio. The project paid for entirely by BHA's utility partners, Rebuild Boston, and the Massachusetts Department of Housing and Community Development is complete and in implementation.
	<ul style="list-style-type: none"> Utilize Plan to install cost -savings measures throughout the portfolio. 	The master plan report contains detailed recommendations for 3 -year, 10 -year and 20 -year payback capital and maintenance measures, along with specific financing strategies that will maximize outside investments by the utility companies and energy performance contractors. The report also recommends strategies for better monitoring and tracking of energy -related information and trends at each site. The BHA has hired a full -time Energy Manager in order to spearhead implementation of the Plan.
PHA Goal: Increase assisted housing choices.		
Objective: Provide mobility counseling.		
	<ul style="list-style-type: none"> Continue Regional Opportunity Counseling Program (ROC) for five years. 	On 9/1/01, the ROC program began its fifth year of operation. The BHA administers this housing counseling program in partnership with the Boston Fair Housing Commission and the Metropolitan Boston Housing Partnership. The BHA actively involves six partner-housing authorities and has counseled over 4000 families. The success rate for counseled families is 85% versus 62% for families with no counseling.
	<ul style="list-style-type: none"> Provide housing counseling to assist 300 Welfare -to-Work program participants with locating to areas with employment opportunities. 	The program is currently underway in partnership with Private Industry Council's Career Centers among other support service agencies. Career Center staff are available for one -on-one appointments with Leased Housing Welfare-to-Work participants to complete a needs assessment of each participant. At the time of lease -up every participating family discusses their involvement in a job skill training program or other self -sufficiency training.
	<ul style="list-style-type: none"> Apply for \$1,000,000 under HUD 's Housing Search Assistance Program. 	The application has been submitted in October 2001. If the BHA receives this funding, the BHA will partner with Action for Boston Community Development to assist the BHA voucher holders utilize Section 8 funding in the City of Boston and surrounding communities.
Objective: Conduct outreach effort to potential voucher landlords.		

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Continue Landlord seminars for both the ROC Program as well as regular Section 8 Program for five years. 	The BHA continues to broaden its outreach efforts to encompass the cities and towns that surround Boston. Workshops for landlords have been held in Quincy, Malden, and Somerville in conjunction with the ROC program and the local PHA's. The BHA regularly sponsors educational workshops for small property owners in Boston. Additionally, the ROC program and landlord outreach staff produced a landlord handbook and resource guide, offers free pre-inspections, provides a 24-hour landlord hotline and conducts regular focus groups with landlords. In addition, BHA staff members regularly attend landlord trade-group meetings.
	<ul style="list-style-type: none"> Subject to funding receipt conduct landlord seminars as part of the BHA's Housing Search Assistance Program (HSAP) in conjunction with Action for Boston Community Development. 	The BHA will continue to host landlord workshops if the BHA receives funding under its application for HSAP.
Objective: Increase voucher payment standards.		
	<ul style="list-style-type: none"> Increase to 110% of FMR as of October 1, 2001 	The BHA increased payment standards for the Voucher program when HUD implemented the new higher Fair Market Rent on October 1, 2001. The BHA will continue to increase payment standards to 110% of FMR as long as such increases are warranted by the rental market.
	<ul style="list-style-type: none"> Apply to HUD field office for exception on payment standards (up to 120% of FMR) as a reasonable accommodation for a person with a disability. 	The request for reasonable accommodation exception payment standards for a person with a disability is ongoing.
	<ul style="list-style-type: none"> Apply for additional neighborhood exception on payments. 	The BHA will again apply for exception payments in West Roxbury, Back Bay, South End, and Allston-Brighton. HUD granted these in December 2000. BHA is continuing to work to identify opportunities for additional exceptions in other neighborhoods within the City of Boston such as the North End or South Boston. The BHA may again apply for success rate payment standards "SRPS" if the success rate of vouchers stays below 75%. The BHA implemented the success rate payment standards on December 11, 2000. The BHA will re-apply for the success rate payment standards for 2001 and beyond.
Objective: Implement voucher homeownership program.		
	<ul style="list-style-type: none"> Implement a voucher homeownership program. 	The BHA advised the Resident Advisory Board and held information meetings with FSS participants. The BHA will have a public comment period before full implementation of the program expected Spring 2002. The BHA's partner is the Department of Neighborhood Development who already administers a first time homebuyer program.

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Work with the City of Boston to implement Security Deposit Loan Program for Section 8 participants. 	\$100,000 has been committed by the BHA for this program, which continues to be administered in partnership with the City of Boston's Emergency Shelter Commission. An additional \$100,000 has been committed to assist homeless persons residing in a hotel or motel.
	<ul style="list-style-type: none"> Open Section 8 waitlist to non -emergency applicants for the first time since 1990. 	The BHA expanded its definition of Priority One applicant to include homeless families who are residing in Emergency shelters or motel/hotels, resulting in many more applicants being eligible for emergency status. Therefore, the BHA is not planning to open the waitlist to non -emergency applicants at this time.
HUD Strategy Goal: Improve community quality of life and economic vitality.		
PHA Goal: Provide an improved living environment.		
Objective: Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.		
	<ul style="list-style-type: none"> Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review. 	The ACOP was submitted and approved with the FY2001 Agency Plan as of September 6, 2001.
Objective: Implement measures to promote income mix in g by assuring access for lower income families into higher income developments.		
	<ul style="list-style-type: none"> Prepare revised Admissions and Continued Occupancy Policy (ACOP) for resident and HUD review. 	See above.
Objective: Implement public housing security improvements.		
	<ul style="list-style-type: none"> Continue and enhance, to the extent possible, the current Public Safety Program 	<p>During the past year, the BHA has continued to provide 7 -day per week/24 hour per day coverage through a combination of patrols, including bicycle and foot patrols when weather permits, and community policing by officers on long term assignment to specific developments. The 1996 agreement between the Boston Housing Authority and the Boston Police Department continues to remain in effect. There is a close working relationship between the Boston Police, including the Municipal Police, and the BHA Police in providing services to BHA properties. The BHA Civil Rights Department works closely with the BHA Police and with the Community Disorders Unit of the Boston Police to investigate incidents with bias indicators.</p> <p>The Boston Police Department with the Boston Housing Authority continues to convene monthly meetings in; Charlestown, South Boston, Bromley -Heath, Brighton, Lenox St., Washington -Beech, Orchard Gardens, Alice Taylor, and East Boston. Attendees include BHA (including development staff, Community Services and Civil Rights staff, and BHA Police), BPD officials, representatives of the attorney general's office, HUD, Local Tenant Task Forces, community groups and other interested individuals.</p> <p>-Continued-</p>

PROGRESS REPORT: BHA 5 - Year Plan (FY 2000 - 2004)

		<p><i>-Continued-</i></p> <p>Reports are made concerning current activities in the community and problems related to public safety are discussed.</p> <p>The BHA procedures for dealing promptly with any bias related graffiti continue to work effectively. The procedures are outlined in the BHA Civil Rights Protection Plan. The BHA continues to implement the lighting recommendations from SPARTA Associates which conducted an analysis of lighting at four (4) of the largest developments.</p> <p>To address another HUD recommendation, another consulting firm Public Safety Management Associates conducted an assessment of the BHA Police and BHA youth programs during Summer 2000. The consultants recommended a number of additional police and youth programs that are being considered. Following a review of the recommendations, the BHA determined that the resources, fiscal and human, were not available to initiate any new programs. The Civil Rights Department continues to conduct outreach at developments. A recent example of a youth oriented activity (ages 12 - 17) was the showing of the movie, <u>Remember the Titans</u> at Charlestown followed by a discussion.</p>
Objective: Designated developments or buildings for particular resident groups.		
	<ul style="list-style-type: none"> Implement Designated Housing Plan. 	<p>HUD approved the BHA Designated Housing Plan with some modifications. BHA implemented plan in Fall 2000 and continues to monitor development percentages as required. The City wide wait list for Elderly/Disabled program was eliminated in January 2001.</p>
HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.		
PHA Goal: Promote self-sufficiency and asset development of assisted households.		
Objective: Increase the number and percentage of employed persons in assisted families.		
	<ul style="list-style-type: none"> Continue to manage resident employment services programs at selected family developments. 	<p>In February 2000, the BHA initiated implementation of the Economic Development and Supportive Services Grant program. This program is designed to work with public housing residents who are trying to make the transition from welfare to work or from unemployment to work.</p> <p><i>-Continued-</i></p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>The BHA has also entered into working partnerships with Action for Boston Community Development, Inc., Partners Healthcare System, Job Corps New England Region 1, and the Walgreen Corporation to augment the job training and employment options available to public housing residents.</p>
	<ul style="list-style-type: none"> Encourage Section 8 participants to enroll in the FSS program. 	<p>Ongoing referrals by the Section 8 Leasing Officers who meet annually with Section 8 participants has resulted in twice as many participants in the FSS program as required. The BHA also applied for and received funding for an additional FSS coordinator to further this goal.</p>
	<ul style="list-style-type: none"> Provide assistance to residents who wish to learn how to start their own businesses and provide funds to support a MICROLOAN program. 	<p>The BHA, through funding of a Resident Opportunity and Supportive Services grant, has partnered with the Center for Women Enterprise to underwrite the cost of 40 residents to participate in the CWEC Community Entrepreneur Program. Through the same funding, the BHA has partnered with Dorchester Bay Economic Development Corporation to set up a MICROLOAN program for graduates of the CWEC Community Entrepreneur Program.</p>
	<ul style="list-style-type: none"> Facilitate the transition of Welfare -to-Work participants from welfare to meaningful permanent employment. 	<p>BHA was awarded 300 vouchers through its successful grant application. The Section 8 Welfare to Work program combines tenant based housing assistance with individual career counseling, one-on-one assessments and child care referrals. Each family is required at least once to demonstrate involvement in a self-sufficiency related program. Additional BHA partners are: DTA, the MBTA, Boston Edison, City of Boston's Office of Civil Rights, MSPCC, and MAPC.</p>
	<ul style="list-style-type: none"> Implement Section 8 participant empowerment workshops. 	<p>With the coordination of the Leased Housing ROC program, the non-profit Credit Consumer Counseling offers regular workshops on site to assist applicants and participants with credit repair. The BHA has also expanded its housing search room to include information about children's day camps, ESL classes, career closets for professional attire, and other local community programs. The FSS program regularly sponsors empowerment workshops. The Leased Housing Division will implement a home ownership program for its Section 8 FSS clients.</p>
Objective: Provide or attract supportive services to improve assisted recipients' employability.		

PROGRESS REPORT: BHA 5 - Year Plan (FY2000 -2004)

	<ul style="list-style-type: none"> Continues to seek funding to increase support services. 	<p>The Section 8 Welfare to Work program, FSS program, Family Unification program and Mainstream housing program for individual with disabilities continues to provide and attract support services to improve the employability of Section 8 participants through participation in networking activities sponsored by outside agencies. The BHA regularly participates in Section 8 Administrators Associations, Mass NAHRO, CHAPAME meetings, committees, workshops and trainings.</p> <p>The BHA continues to seek partnerships with local community-based organizations to establish linkages that will allow public housing residents to (1) transition from welfare to work, (2) transition from unemployment to work, and (3) improve work skills to climb the economic ladder.</p> <p>Additionally, the BHA applied for funding under the 2000 ROSS SUPERNOFA to establish an entrepreneurial curriculum and microenterprise loan. The BHA received word of funding in October of 2000. See above regarding MICROLOAN Program.</p> <p>Finally, the BHA has applied for funding under the 2001 ROSS SuperNOFA to continue efforts started under the EDSS Program.</p>
Objective: Provide or attract support services to increase independence for the elderly or families with disabilities.		
	<ul style="list-style-type: none"> Continues to implement and manage the Resident Service Program at all Elderly/Disabled Programs sites. 	<p>The BHA currently provides resident services at every Elderly/Disabled site. Of the properties managed directly by the BHA, the Resident Service Program is administered directly by BHA staff at 24 sites and via contract with local non-profits at the 3 South Boston sites and Torre Unidad. At the remaining 8 sites with private management, the management company is responsible for providing resident services. Update: on-going.</p>
	<ul style="list-style-type: none"> Take steps to implement a support services program for seniors at family developments. 	<p>The BHA has partnered with the Gerontology Institute of UMass Boston to conduct a needs assessment of seniors who reside in family developments. The purpose is to identify the range of needs in order to plan best how to address them.</p>
	<ul style="list-style-type: none"> Continues to seek funding to increase support services. 	<p>The BHA has received notification that its 2001 ROSS grant application to fund the Resident Services Program has been approved. This funding is critical to maintaining the program. In addition, we continue to look for ways to expand the program to fund additional service coordinators to directly administer the programs at the 3 South Boston sites and Torre Unidad.</p> <p>-Continued-</p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>Update: Funds were obtained from the state to enhance services at State developments. In October 2001 the BHA also applied for Housing Search Assistance Program (HSAP) funding. This funding would be used to assist Section 8 families find safe, decent, and affordable housing in which to utilize Section 8 assistance.</p>
HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.		
PHA Goal: Ensure equal opportunity and affirmatively further fair housing.		
Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability.		
	<ul style="list-style-type: none"> Continue with multi-lingual occupancy information sessions as well as reasonably accommodate persons with disabilities. 	<p>The BHA currently offers regular applicant information briefing sessions in English, Spanish, Russian, French-Creole and Vietnamese. Sign Language interpreters are available upon request. The English briefing videotape is run with a closed-caption to assist the hearing impaired. The briefings will be revised in a variety of languages to information compliant with the new ACOP by 2003.</p>
	<ul style="list-style-type: none"> Monitor site-based waitlists at Mission Main, Orchard Garden and Orchard Common at least every three years starting in 2002 using independent testers or other means satisfactory to HUD to assure they are not being implemented in a discriminatory manner, and that no patterns or practices of discrimination exist; and such results will be reported to HUD. Take any steps necessary to remedy problems surfaced during the review and the steps necessary to affirmatively further fair housing. 	<p>A plan to monitor the Mission Main, Orchard Garden and Orchard Common waiting lists and admissions process will be developed and implemented during 2002.</p>
Objective: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.		
	<ul style="list-style-type: none"> Continue to implement Civil Rights Protection Plan, which was approved by HUD and the U.S. Department of Justice on 6/17/96 with revisions approved by the Department of Justice on 7/26/99. 	<p>The BHA developed a Civil Rights Guide that summarizes the BHA Civil Rights Protection Plan and lists important telephone numbers. The Guide is available at all BHA management offices in English, Spanish, Chinese, Vietnamese and Haitian Creole. A version in Somali is also available. The Civil Rights Guide was distributed to all residents as new leases were resigned. The BHA has sent out the Civil Rights Guide on tape for the visually impaired in English and Spanish to be "proofed" and is waiting for it to come back. Distribution is expected in early 2002. Copies of the Civil Rights Guides are also distributed in the Housing Service Center and at all management offices.</p> <p><i>-Continued-</i></p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>Residents can file Civil Rights complaints at the management office or by calling the 24 -hour civil rights hotline found in the Civil Rights Guide. A poster advertising the number in 8 languages (English, Spanish, Portuguese, Chinese, Vietnamese, Khmer, Russian, and Haitian Creole) is displayed at all management offices, tenant task force offices, at the Housing Service Center and at some administrative offices. In addition, following numerous incidents of car vandalism at several developments, the BHA has worked with the Boston Police and the BHA Police to distribute flyers and announce a special toll free number for reporting information.</p> <p>BHA residents are protected from violations of their civil rights by other residents, guests, or any other persons under a resident's control by the BHA Zero Tolerance Policy .Beginning 4/1/00, each head of household was required to sign a certification agreeing that they are subject to eviction for violations of the policy annually. BHA residents were reminded of the Zero Tolerance Policy during Fair Housing Month, April 2001. They were also reminded that refrigerator magnets first distributed in 2000 with the Civil Rights Hotline Number were still available.</p> <p>All new BHA employees are asked to sign a certification that they have received a copy of the Jane Doe Settlement and Agreement and Civil Rights Protection Plan and that they agree to act in accordance with BHA policies. The BHA continues to hold monthly new employee orientation sessions. Part of the orientation is a brief discussion of the Jane Doe Settlement and Agreement and employee responsibilities under the Civil Rights Protection Plan. Employees are evaluated on civil rights performance as part of the annual performance evaluation process.</p> <p>In April and May 2000, the BHA held community meetings on Fair Housing and Public Safety at Charlestown, Old Colony, Mary Ellen McCormack, and West Broadway. The hour -long program included presentations by the BHA Administrator, the Director of Civil Rights, the Deputy Chief of the BHA Police, and personnel from the Boston City Police Department. The Local Tenant Organization president at each development also spoke on the need to increase diversity and participation on the task force.</p> <p><i>-Continued-</i></p>
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PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>The BHA had planned to hold Community Meetings on Civil Rights and Public Safety in each of the regions in the Winter 2000/Spring 2001. These were postponed as the Administrator went on a listening tour meeting with the Task Force on each development on a variety of issues. The Community Meetings will be rescheduled for 2002.</p> <p>In March, June, September, and December 2000 and March and June 2001 meetings on the Jane Doe settlement were held with the location of the meeting rotating between Charlestown, South Boston, and the Main Office. All residents of Charlestown, Old Colony, Mary Ellen McCormack and West Broadway are notified via flyer in the communities and letters are sent to the local task forces. Interpreters are present at each meeting in Spanish, Haitian Creole, Chinese, Vietnamese, and, when available, Somali. A name amendment in June 2001 to the <u>Jane Doe</u> settlement agreement resulted in the change from quarterly to semi-annual meetings. The remaining meetings will be held in December 2001, June 2002, and December 2002.</p>
	<ul style="list-style-type: none"> • Continue to provide the following resident and employment training initiatives: Building a Diverse and Empowered Community; Team Building Through Diversity; and Mediation, Leadership, and Team Building through Diversity Program. 	<p>Initiated in 1997, the Mediation, Leadership, and Team Building Through Diversity Program has trained five (5) teams of employees and two (2) teams of residents. This 5-day training helps participants acquire the skills to better communicate between and amongst culturally diverse groups and effectively addressing cultural conflicts. Participants leave the workshop with a greater understanding of themselves and others thereby preparing them to become more effective leaders in evaluating conflicts and facilitating communication. Another set of workshops planned for Winter 2000/Spring 2001 was postponed due to budgetary constraints.</p> <p>The BHA had initiated a series of resident workshops entitled Building a Diverse and Empowered Community at several developments including Charlestown, West Broadway and Old Colony between October 1999 and Spring 2001. The workshops helped residents acquire the skills to better communicate between and amongst culturally diverse groups. The workshops have been suspended due to budgetary constraints. The Civil Rights Department is continuing to do outreach at developments including using the movies followed by discussion and attending coffee hours to discuss civil rights, stressing BHA's Zero Tolerance Policy.</p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>In October 1999, the BHA initiated a two-day Civil Rights and Diversity training program which is required for all BHA employees. The training includes the legal and social context of discrimination, harassment, bias crime, and fair housing; the procedures of the Civil Rights Protection Plan; the issues and requirements of the Jane Doe Settlement and Agreement; and information to help employees develop the leadership skills needed to take greater initiative to address, resolve and prevent bias or other incidents. The training also helps develop more cohesive working relationships through discussion of diversity. As of September 2001, 85% of BHA employees had completed the training. The BHA will begin to design and to conduct a follow-up/refresher workshop while continuing to offer the two-day training for new employees.</p>
Objective: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.		
	<ul style="list-style-type: none"> Implement reasonable accommodation procedure and process for all BHA applicants and residents in both public housing and Section 8 programs; also implement a corresponding training program for all BHA employees. 	<p>In February 2000, the BHA implemented a reasonable accommodation policy for residents and applicants of the public housing program. A Reasonable Accommodation Coordinator was designated and a Reasonable Accommodation Guide was developed for distribution at management offices, the Housing Service Center, and many administrative offices. Staff of the Occupancy, Civil Rights, and Legal Departments as well as staff completed required training in January and February 2000. A reasonable accommodation in rental assistance policies and procedure (RARAPP) for Leased Housing was implemented in February 2001. In March 2001 the entire staff was trained on this RARAPP. Additional training for employees on reasonable accommodation and disability issues will be designed and implemented during 2002. Because changes to the Reasonable Accommodation Guide were likely, the Guide has not yet been translated into Spanish or put on tape. It is expected that this will happen in 2002. The BHA initiated a system for computerizing unit/Applicant characteristic matching. Using this programming, Occupancy staff can identify how many units meet an Applicant's needs and which units these are. A Reasonable Accommodation Committee (RAC) was formed in the Spring of 2001 to review cases of persons who are requesting reasonable accommodations.</p> <p><i>-Continued-</i></p>

PROGRESS REPORT: BHA5 - Year Plan (FY2000 -2004)

		<p><i>-Continued-</i></p> <p>The RAC is composed of staff from the following departments: Fair Housing, Civil Rights, Operations, Occupancy, Legal, Design and Development, Leased Housing, and MIS.</p> <p>A consultant was hired to help the BHA to assess both programmatic and physical compliance with Section 504 and other relevant laws. Work began in December 2000 with final report expected in December 2001. The BHA expects to design and implement training based on the consultant's report.</p>
PHAG Goal: Decentralize the BHA based upon Real Estate Industry Practices and Standards:		
Objective: Develop an organizational structure for site-based management.		
	<ul style="list-style-type: none"> Establish the following site-based systems - Budgeting; Preventive Maintenance; Emergency Responses; Rent Collection; Purchasing and Work Orders. 	<p>A key feature of site-based operations has been the availability of the CCS system at the various development offices. With access to this integrated databases system, BHA site staff are able to access and enter the information they need to operate the site-based systems.</p> <p>Site-based budgeting has been implemented as noted on page 5 in response to financial systems objectives. A Preventative Maintenance Program has been established at every development, including a site-specific plan upon which managers regularly report. Emergency Responses continue to be the joint responsibility of the Building Maintenance Services Department and the individual site staff. Planning is in progress for a site-based rent collection process to be implemented April 2001. The site-based purchasing system was implemented in June 1999. A site-based work orders system has been in place in the Elderly/Disabled Program for several years. However, this system did not allow for easy integration of the information from various sites. In April 2000 the managers were provided with access to CCS to input and track work orders directly. Update: Implementation of site-based work orders in the Family Program was completed in April 2001. Site-based rent collection activities have been significantly enhanced by site access to the central database. All other work was previously completed and is now on-going.</p>
PHAG Goal: Establish a comprehensive community participation process to ensure that all significant BHA policies receive appropriate review and recommendation:		

PROGRESS REPORT: BHA 5 - Year Plan (FY 2000 - 2004)

<ul style="list-style-type: none"> Continue to recognize current and approved LTOs to review and advise on new and amended BHA policy. 	<p>The BHA proactively sought the input and advice of the LTO's on several new and amended policies including: the Admissions and Continued Occupancy Policy; the Community Service Policy; the Pet Policy for both Elderly/Disabled Housing and Family Housing; the Residential Relocation and Rehousing Policy; the Reasonable Accommodation Policy and Procedures for Public Housing; the Comprehensive Grant Program Plan; the Public Housing Drug Elimination Program Application and the Annual Plan.</p>
<ul style="list-style-type: none"> Establish a citywide tenant participation policy. 	<p>The BHA continues to support this objective and will provide resources to support this effort; we maintain that the primary organizers and developers of this policy should be residents.</p>
<ul style="list-style-type: none"> Establish a Section 8 tenant participation policy. 	<p>Through policy review by the Resident Advisory Board, the Leased Housing program has taken steps to encourage Section 8 tenant participation. Considerable time and effort by residents is still required to establish a formal Section 8 tenant participation policy.</p>
<ul style="list-style-type: none"> Maintain Resident Advisory Board for purposes of reviewing and advising the BHA on all new and revised policies related to the Annual and Five - Year Plan. 	<p>The BHA, in conjunction with Greater Boston Legal Services, the Committee for Boston Public Housing and the Massachusetts Senior Action Council, established a 42 - member Resident Advisory Board in the Summer of 1999. Since then, the BHA has met regularly with the RAB to develop the BHA's Five - Year and Annual Plans. RAB elections were held in May 2001 and elected 10 representatives each for Family, Elderly/Disabled, and Section 8 for a total of 30 RAB members. In addition, a number of alternates were elected if a RAB member is unable to complete the 2 year term.</p>
<ul style="list-style-type: none"> Reestablish the BHA Monitoring Committee to respond to state statutory requirements. 	<p>The reestablished BHA Monitoring Committee began meeting in December 2000, and has met 5 months since then. The state statute requires the Monitoring Committee to be reconstituted in January 2001 for two year terms. The nominating process began in September 2001.</p>

Revised May 16, 2002

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Part I: Summary

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number MA06-P002-707-98 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY98
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___Original Annual Statement

__X_Final Report for Period Ending 9/30/01

___Reserve for Disasters/Emergencies

__X_Final Performance and Evaluation Report

___X___Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	2,847,732	2,969,590	2,969,590	2,969,590
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	2,035,713	2,035,712	2,035,712	2,035,712
5	1411 Audit	25,000	25,000	25,000	25,000
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	1,680,884	1,091,426	1,091,426	1,091,426
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	732,802	513,106	513,106	513,106
10	1460 Dwelling Structures	8,881,296	10,198,354	10,198,354	10,198,354
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	342,097	658,166	658,166	658,166
13	1475 Nondwelling Equipment	340,684	342,999	342,999	342,999
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	147,355	34,118	34,118	34,118
18	1499 Development Activities*	11,574,481	11,574,481	11,574,481	11,574,481
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	834,909	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	29,442,952	29,442,952	29,442,952	29,442,952
21	Amount of line 20 Related to LPB Testing	1,160,140	624,205	624,205	624,205
22	Amount of line 20 Related to Section 504 Compliance	87,682	421,318	421,318	421,318
23	Amount of line 20 Related to Security Soft Costs	295,943	636,827	636,827	636,827
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures		-	-	-
26	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boston Housing Authority				Grant Number and Type: Capital Fund Program Grant Number: MA06-P002-707-98 Replacement Housing Factor Grant No:					Federal FY of Grant: FFY98
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	

AUTHORITY WIDE								
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		92,038.00	53,982.93	(38,055.07)	53,982.93	53,982.93
2-00	MIS	140800 410000		456,040.00	526,149.98	70,109.98	526,149.98	526,149.98
2-00	PUBLIC SAFETY	140800 412000		295,943.00	636,826.79	340,883.79	636,826.79	636,826.79
2-00	STAFF TRAINING	140800 412003		155,747.00	256,381.78	100,634.78	256,381.78	256,381.78
2-00	INTERNAL AUDIT	140800 414000		26,329.00	26,329.46	0.46	26,329.46	26,329.46
2-00	ELDERLY SERVICES	140800 421000		112,794.00	73,805.79	(38,988.21)	73,805.79	73,805.79
2-00	OCCUPANCY	140800 427000		287,257.00	285,483.15	(1,773.85)	285,483.15	285,483.15
2-00	FAMILY SERVICES	140800 768000		814,913.00	568,069.67	(246,843.33)	568,069.67	568,069.67
2-00	GRIEVANCE PANEL	140800 807000		69,138.00	56,677.60	(12,460.40)	56,677.60	56,677.60
2-00	RISK MANAGEMENT	140800 899000		76,718.00	76,718.12	0.12	76,718.12	76,718.12
2-00	RENT COLLECTION	140800 901000		26,975.00	26,974.73	(0.27)	26,974.73	26,974.73
2-00	VACANCY REHAB	140800 967000		232,245.00	232,244.94	(0.06)	232,244.94	232,244.94
2-00	YOUTH SERVICES	140800 990000		201,595.00	149,945.29	(51,649.71)	149,945.29	149,945.29

2-00	NONTECHNICAL SALARIES	141001 000000	1,583,069.00	1,408,398.89	(174,670.11)	1,408,398.89	1,408,398.89
2-00	INDIRECT NONTECHNICAL SAL	141001 000001	0.00	232,569.75	232,569.75	232,569.75	232,569.75
2-00	LEGAL	141004 000000	366,642.00	625.83	(366,016.17)	625.83	625.83
2-00	WORKER'S COMPENSATION	141009 001000	0.00	76,548.38	76,548.38	76,548.38	76,548.38
2-00	WORKER'S COMP INDIRECT	141009 001001	0.00	6,347.39	6,347.39	6,347.39	6,347.39
2-00	GROUP INSURANCE	141009 002000	0.00	125,152.26	125,152.26	125,152.26	125,152.26
2-00	GROUP INSURANCE INDIRECT	141009 002001	0.00	25,214.44	25,214.44	25,214.44	25,214.44
2-00	RETIREMENT	141009 003000	0.00	56,905.80	56,905.80	56,905.80	56,905.80
2-00	RETIREMENT INDIRECT	141009 003001	0.00	28,473.91	28,473.91	28,473.91	28,473.91
2-00	UNEMPLOYMENT	141009 004000	0.00	6,942.89	6,942.89	6,942.89	6,942.89
2-00	UNEMPLOYMENT INDIRECT	141009 004001	0.00	596.17	596.17	596.17	596.17
2-00	LOCAL TRAVEL	141010 000101	8,142.00	2,600.53	(5,541.47)	2,600.53	2,600.53
2-00	LONG DISTANCE TRAVEL	141010 000102	4,695.00	3,756.60	(938.40)	3,756.60	3,756.60
2-00	TELEPHONE	141016 000000	13,379.00	9,048.05	(4,330.95)	9,048.05	9,048.05
2-00	SUNDRY ADMIN	141019 000000	15,391.00	15,063.46	(327.54)	15,063.46	15,063.46
2-00	XEROX RENTAL & SUPPLY	141019 000101	6,560.00	5,208.04	(1,351.96)	5,208.04	5,208.04
2-00	OFFICE SUPPLIES	141019 000103	11,768.00	6,529.49	(5,238.51)	6,529.49	6,529.49
2-00	CONSULTANTS	141019 000105	12,296.00	3,095.15	(9,200.85)	3,095.15	3,095.15
2-00	OFFICE EQUIPMENT RENTAL	141019 000108	8,820.00	348.00	(8,472.00)	348.00	348.00
2-00	ADVERTISING	141019 000110	279.00	20,182.27	19,903.27	20,182.27	20,182.27
2-00	PUBLICATIONS	141019 000111	1,048.00	308.73	(739.27)	308.73	308.73
2-00	MAINTENANCE AGREEMENT	141019 000118	3,624.00	0.00	(3,624.00)	0.00	0.00
2-00	DATA/TELECOMMUNICATION	141019 000137	0.00	1,795.97	1,795.97	1,795.97	1,795.97

2-00	AUDIT	141101 000000	25,000.00	25,000.00	0.00	25,000.00	25,000.00	
2-00	ARCH & ENG	143001 000000	2,557.00	2,556.65	(0.35)	2,556.65	2,556.65	Work Completed
2-00	ENVIRONMENTAL HAZARD 30	143001 838000	133,847.00	89,122.27	(44,724.73)	89,122.27	89,122.27	Work Completed
2-00	WINDOWS & SCREENS 14	146014 975000	45,578.00	45,578.18	0.18	45,578.18	45,578.18	Work Completed
2-00	HVAC	146016 000000	29,310.00	2,328.99	(26,981.01)	2,328.99	2,328.99	Work Completed
2-00	SMOKE DETECTORS	146020 904000	1,647.00	0.00	(1,647.00)	0.00	0.00	Work Completed
2-00	LEAD PAINT 60	146021 837000	1,160,140.00	624,204.60	(535,935.40)	624,204.60	624,204.60	Work Completed
2-00	ENVIRONMENTAL HAZARD 60	146021 838000	272,690.00	230,301.77	(42,388.23)	230,301.77	230,301.77	Work Completed
2-00	UNIT REHAB	146021 967000	471,653.50	133,428.10	(338,225.40)	133,428.10	133,428.10	Work Completed
2-00	WATERPROOFING 21	146021 970000	304.50	304.65	0.15	304.65	304.65	Work Completed
2-00	NON RESIDENTIAL CONSTRUCTION	147001 000000	500.00	500.00	0.00	500.00	500.00	Work Completed
2-00	OFFICE FURNITURE & EQUIP	147501 000000	72,953.50	21,188.55	(51,764.95)	21,188.55	21,188.55	Work Completed
2-00	COMPUTERS	147501 742000	169,952.50	228,837.21	58,884.71	228,837.21	228,837.21	Work Completed
2-00	TELEPHONE	147501 959000	7,979.00	1,779.78	(6,199.22)	1,779.78	1,779.78	Work Completed
2-00	MAINTENANCE EQUIPMENT	147502 000000	39,800.00	0.00	(39,800.00)	0.00	0.00	Work Completed
2-00	AUTOMOTIVE EQUIPMENT	147507 000000	33,998.50	77,893.74	43,895.24	77,893.74	77,893.74	Work Completed
2-00	RELOCATION	149501 000000	2,985.50	9,673.40	6,687.90	9,673.40	9,673.40	Work Completed
2-00	CONTINGENCY	150200 000000	834,909.05	0.00	(834,909.05)	0.00	0.00	
			8,189,250.05	6,498,000.12	(1,691,249.93)	6,498,000.12	6,498,000.12	

CHARLESTOWN							
2-01	ARCH & ENG	143001 000000	311,191.40	66,125.16	(245,066.24)	66,125.16	66,125.16 Work Completed
2-01	HEAT & HOT WATER 30	143001 817000	7,425.40	7,425.00	(0.40)	7,425.00	7,425.00 Work Completed
2-01	SITE	145011 000000	1,094.00	1,094.00	0.00	1,094.00	1,094.00 Work Completed
2-01	DWELLING CONSTRUCTION	146001 000000	5,560.00	2,686.01	(2,873.99)	2,686.01	2,686.01 Work Completed
2-01	BUILDING ENVELOPE	146014 000000	0.00	0.00	0.00	0.00	0.00 Work Completed
2-01	WATERPROOFING 14	146014 970000	357,377.00	124,106.92	(233,270.08)	124,106.92	124,106.92 Work Completed
2-01	WINDOWS & SCREENS 14	146014 975000	1,817.00	1,817.00	0.00	1,817.00	1,817.00 Work Completed
2-01	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00 Work Completed
2-01	HVAC	146016 000000	42,965.00	0.00	(42,965.00)	0.00	0.00 Work Completed
2-01	HEAT & HOT WATER 60	146016 817000	17,385.00	17,385.00	0.00	17,385.00	17,385.00 Work Completed
2-01	PLUMBING	146017 000000	4,534.00	4,534.37	0.37	4,534.37	4,534.37 Work Completed
2-01	504 COMPLIANCE	146021 812000	52,543.00	16,167.53	(36,375.47)	16,167.53	16,167.53 Work Completed
2-01	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00
			801,891.80	241,340.99	(560,550.81)	241,340.99	241,340.99

MISSION							
2-03	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-03	DEVELOPMENT	149800 000000	10,502,142.00	10,502,142.00	0.00	10,502,142.00	10,502,142.00 Work Completed
2-03	SOIL REMEDIATION	149800 000102	0.00	0.00	0.00	0.00	0.00
			<u>10,502,142.00</u>	<u>10,502,142.00</u>	<u>0.00</u>	<u>10,502,142.00</u>	<u>10,502,142.00</u>

LENOX STREET							
2-04	HVAC	146016 000000	6,604.00	1,966.80	(4,637.20)	1,966.80	1,966.80 Work Completed
2-04	FURNACE AND BOILERS	146016 785000	995.00	995.00	0.00	995.00	995.00 Work Completed
2-04	BASEMENTS	146019 704000	790.00	789.60	(0.40)	789.60	789.60 Work Completed
2-04	504 COMPLIANCE	146021 812000	45.00	0.00	(45.00)	0.00	0.00 Work Completed
2-04	ASBESTOS REMOVAL	146021 830000	715.00	715.00	0.00	715.00	715.00 Work Completed
			9,149.00	4,466.40	(4,682.60)	4,466.40	4,466.40

ORCHARD PARK							
2-05	ARCH & ENG	143001 000000	21,663.00	0.00	(21,663.00)	0.00	0.00
2-05	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00 Work Completed
2-05	DEVELOPMENT	149800 000000	980,122.00	980,122.00	0.00	980,122.00	980,122.00 Work Completed
2-05	SOIL REMEDIATION	149800 000102	92,217.00	92,216.56	(0.44)	92,216.56	92,216.56 Work Completed
			<u>1,094,002.00</u>	<u>1,072,338.56</u>	<u>(21,663.44)</u>	<u>1,072,338.56</u>	<u>1,072,338.56</u>

	CATHEDRAL						
2-06	ARCH & ENG	143001 000000	214,472.00	12,701.36	(201,770.64)	12,701.36	12,701.36 Work Completed
2-06	DWELLING CONSTRUCTION	146001 000000	98,768.00	98,767.78	(0.22)	98,767.78	98,767.78 Work Completed
2-06	BUILDING EXTERIOR	146014 000000	0.00	133,285.95	133,285.95	133,285.95	133,285.95 Work Completed
2-06	UNIT REHAB	146021 967000	923,905.00	1,230,185.10	306,280.10	1,230,185.10	1,230,185.10 Work Completed
2-06	RELOCATION	149501 000000	14,133.00	14,133.36	0.36	14,133.36	14,133.36 Work Completed
			1,251,278.00	1,489,073.55	237,795.55	1,489,073.55	1,489,073.55

HEATH STREET							
2-07	ARCH & ENG	143001 000000	237,152.00	1,050.00	(236,102.00)	1,050.00	1,050.00 Last phase cancelled; contract closed out
2-07	HVAC	146016 000000	0.00	51,123.00	51,123.00	51,123.00	51,123.00 Work Completed
2-07	ROOFS	146018 000000	0.00	41,000.00	41,000.00	41,000.00	41,000.00 Work Completed
			<u>237,152.00</u>	<u>93,173.00</u>	<u>(143,979.00)</u>	<u>93,173.00</u>	<u>93,173.00</u>

MAVERICK							
2-08	ARCH & ENG	143001 000000	63,035.00	27,500.00	(35,535.00)	27,500.00	27,500.00 Work Completed
2-08	EXTRA ARCH/ENG FEES	143002 000000	5,500.00	5,500.00	0.00	5,500.00	5,500.00 Work Completed
2-08	INSPECTION COSTS	143007 000000	999.00	403.00	(596.00)	403.00	403.00
2-08	DWELLING CONSTRUCTION	146001 000000	242.00	242.19	0.19	242.19	242.19 Work Completed
2-08	HVAC	146016 000000	30,000.00	0.00	(30,000.00)	0.00	0.00
2-08	FURNACE & BOILERS	146016 785000	850,000.00	710,000.00	(140,000.00)	710,000.00	710,000.00 Work Completed
2-08	RELOCATION	149501 000000	30,000.00	0.00	(30,000.00)	0.00	0.00
			979,776.00	743,645.19	(236,130.81)	743,645.19	743,645.19

FRANKLIN HILL						
2-09	LIQUIDATED DAMAGES	141500 000000	0.00	0.00	0.00	0.00
2-09	ARCH & ENG	143001 000000	27,964.00	(355.52)	(28,319.52)	(105.52)
2-09	SUNDRY PLANNING COSTS	143019 000000	0.00	0.00	0.00	(250.00)
2-09	DWELLING CONSTRUCTION	146001 000000	23,741.00	14,373.82	(9,367.18)	14,423.82
2-09	KITCHEN	146011 000000	0.00	0.00	0.00	(50.00)
2-09	ELECTRICAL	146015 000000	10,000.00	0.00	(10,000.00)	0.00
2-09	HVAC	146016 000000	40,000.00	0.00	(40,000.00)	0.00
2-09	ROOFING	146018 000000	970.00	0.00	(970.00)	0.00
2-09	HALLS 60	146021 810000	349,782.00	298,108.44	(51,673.56)	298,108.44
2-09	504 COMPLIANCE	146021 812000	27,331.00	7,800.00	(19,531.00)	7,800.00
2-09	RELOCATION	149501 000000	42,755.00	2,587.07	(40,167.93)	2,587.07
			522,543.00	322,513.81	(200,029.19)	322,513.81

WHITTIER STREET

2-11	ARCH & ENG	143001 000000	43,024.00	12,080.58	(30,943.42)	12,280.58	12,280.58	Work Completed
2-11	SUNDRY PLANNING COSTS	143019 000000	0.00	0.00	0.00	(200.00)	(200.00)	
2-11	ELECTRICAL	146015 000000	232,495.00	6,579.21	(225,915.79)	6,579.21	6,579.21	Work Completed
2-11	ROOFING	146018 000000	20,000.00	0.00	(20,000.00)	0.00	0.00	Project cancelled
2-11	UNIT REHAB	146021 967000	35,967.00	0.00	(35,967.00)	0.00	0.00	
2-11	NON-DWELLING CONSTRUCTION	147001 000000	20,000.00	3,995.00	(16,005.00)	3,995.00	3,995.00	Work Completed
2-11	RELOCATION	149501 000000	20,000.00	0.00	(20,000.00)	0.00	0.00	Relocation not needed
			371,486.00	22,654.79	(348,831.21)	22,654.79	22,654.79	

BEECH STREET

2-13	ARCH & ENG	143001 000000	0.00	16,984.63	16,984.63	17,484.63	17,484.63	Work Completed
2-13	ENVIRONMENTAL HAZARD 30	143001 838000	156,111.50	135,000.00	(21,111.50)	135,000.00	135,000.00	Work Completed
2-13	SUNDRY PLANNING COSTS	143019 000000	0.00	0.00	0.00	(500.00)	(500.00)	
2-13	EXTRA ARCH FEES	143002 000000	90,500.00	0.00	(90,500.00)	0.00	0.00	
2-13	SITE IMPROVEMENTS	145011 000000	350,931.50	89,402.08	(261,529.42)	89,402.08	89,402.08	Work Completed; closeout w/DEP in progress
2-13	HVAC	146016 000000	0.00	193,547.75	193,547.75	193,547.75	193,547.75	Work Completed
			597,543.00	434,934.46	(162,608.54)	434,934.46	434,934.46	

2-14 ALICE TAYLOR
ELECTRICAL

146015 000000

150.00	149.95	(0.05)	149.95	149.95	Work Completed
150.00	149.95	(0.05)	149.95	149.95	

BROMLEY							
2-19	ARCH & ENG	143001 000000	84,163.00	6,989.63	(77,173.37)	6,989.63	6,989.63 Work Completed
2-19	DWELLING CONSTRUCTION	146001 000000	173,557.00	18,310.47	(155,246.53)	18,310.47	18,310.47 Work Completed; closeout in progress
2-19	HVAC	146016 000000	250,000.00	41,740.22	(208,259.78)	41,740.22	41,740.22 Work Completed; closeout in progress
2-19	OTHER	146021 000000	365.00	364.80	(0.20)	364.80	364.80 Work Completed; closeout in progress
2-19	504 COMPLIANCE 60	146021 812000	0.00	397,350.00	397,350.00	397,350.00	397,350.00 Work Completed; closeout in progress
2-19	SPRINKLERS	146021 948000	287,000.00	41,161.09	(245,838.91)	41,161.09	41,161.09 Work Completed; closeout in progress
2-19	RELOCATION	149501 000000	28,145.00	624.53	(27,520.47)	624.53	624.53 Work Completed; closeout in progress
			823,230.00	506,540.74	(316,689.26)	506,540.74	506,540.74

MARY ELLEN McCORMACK

2-23	ARCH & ENG	143001 000000	102,000.00	20,433.24	(81,566.76)	20,433.24	20,433.24	Work Completed
2-23	SITE IMPROVEMENTS	145011 000000	13.00	13.20	0.20	13.20	13.20	Work Completed
2-23	ELECTRICAL	146015 000000	29,719.00	21,754.92	(7,964.08)	21,754.92	21,754.92	Work Completed
2-23	FORCE ACCOUNT	146022 000000	403.00	0.00	(403.00)	0.00	0.00	Work Completed
			<u>132,135.00</u>	<u>42,201.36</u>	<u>(89,933.64)</u>	<u>42,201.36</u>	<u>42,201.36</u>	

OLD COLONY							
2-24	ARCH & ENG	143001 000000	4,065.00	16,218.59	12,153.59	16,218.59	16,218.59 Work Completed
2-24	ROOF SURVEY 30	143001 904000	0.00	53,400.00	53,400.00	53,400.00	53,400.00 Work Completed
2-24	SITE IMPROVEMENTS	145011 000000	375.80	375.80	0.00	375.80	375.80 Work Completed
2-24	HVAC	146016 000000	9,312.00	44,134.70	34,822.70	44,134.70	44,134.70 Work Completed
2-24	ROOFING	146018 000000	45,692.00	5.00	(45,687.00)	5.00	5.00 Construction to begin 4/02
2-24	OTHER	146021 000000	0.00	10.48	10.48	10.48	10.48
2-24	HALLS 60	146021 810000	81,659.00	1,627,772.99	1,546,113.99	1,627,772.99	1,627,772.99 Work Completed
2-24	504 COMPLIANCE 60	146021 812000	7,763.00	0.00	(7,763.00)	0.00	0.00 Work Completed
2-24	BOILER ROOM REPAIR	147012 704000	254.00	254.20	0.20	254.20	254.20 Work Completed
2-24	RELOCATION	149501 000000	3,656.00	5,586.94	1,930.94	5,586.94	5,586.94 Work Completed
			152,776.80	1,747,758.70	1,594,981.90	1,747,758.70	1,747,758.70

MARGARET COLLINS							
2-26	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00 Work Completed
2-26	SITE IMPROVEMENTS	145011 000000	0.00	4,500.00	4,500.00	4,500.00	4,500.00 Work Completed
2-26	WINDOWS AND SCREENS 14	146014 975000	13,621.00	13,621.15	0.15	13,621.15	13,621.15 Work Completed
2-26	HVAC	146016 000000	1,379.00	0.00	(1,379.00)	0.00	0.00 Work Completed
2-26	FIRE PROTECTION & SAFETY	146020 000000	0.00	3,988.88	3,988.88	3,988.88	3,988.88 Work Completed
			15,000.00	22,110.03	7,110.03	22,110.03	22,110.03

ANAPOLIS							
2-27	ARCH & ENG	143001 000000	2,091.00	0.00	(2,091.00)	0.00	0.00 Work Completed
2-27	SITE IMPROVEMENTS	145011 000000	53,465.00	40,000.00	(13,465.00)	40,000.00	40,000.00 Work Completed
2-27	BUILDING EXTERIOR	146014 000000	0.00	3,266.31	3,266.31	3,266.31	3,266.31 Work Completed
2-27	WATERPROOFING 14	146014 970000	26,204.00	0.00	(26,204.00)	0.00	0.00 Work Completed
2-27	PLUMBING	146017 000000	0.00	311.31	311.31	311.31	311.31 Work Completed
2-27	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00 Work Completed
			81,760.00	68,577.62	(13,182.38)	68,577.62	68,577.62

ASHMONT							
2-28	ARCH & ENG	143001 000000	3,294.00	3,104.00	(190.00)	3,104.00	3,104.00 Work Completed
2-28	SITE GROUNDS	145011 000000	0.00	4,500.00	4,500.00	4,500.00	4,500.00 Work Completed
2-28	DOORS	146014 750000	19,000.00	19,000.00	0.00	19,000.00	19,000.00 Work Completed
2-28	ELECTRICAL	146015 000000	5,000.00	0.00	(5,000.00)	0.00	0.00 Work Completed
2-28	ROOFING	146018 000000	17,506.00	0.00	(17,506.00)	0.00	0.00 Work Completed
2-28	FIRE PROTECTION	146020 000000	7,800.00	7,800.00	0.00	7,800.00	7,800.00 Work Completed
2-28	NON-RESIDENTIAL AREAS	147001 000000	24,000.00	49,000.00	25,000.00	49,000.00	49,000.00 Work Completed
			76,600.00	83,404.00	6,804.00	83,404.00	83,404.00

	HOLGATE							
2-29	ARCH & ENG	143001 000000	607.00	4,790.57	4,183.57	4,790.57	4,790.57	Work Completed
2-29	SITE IMPROVEMENT	145011 000000	32,000.00	32,000.00	0.00	32,000.00	32,000.00	Work Completed
2-29	ELECTRICAL	146015 000000	0.00	7,290.00	7,290.00	7,290.00	7,290.00	Work Completed
2-29	ROOFING	146018 000000	65,000.00	39,268.87	(25,731.13)	39,268.87	39,268.87	Work Completed
2-29	FIRE PROTECTION	146020 000000	1,749.00	0.00	(1,749.00)	0.00	0.00	Work Completed
2-29	NONDWELLING CONSTRUCTION	147001 000000	0.00	41,000.00	41,000.00	41,000.00	41,000.00	Work Completed
2-29	MAINTENANCE EQUIPMENT	147502 000000	8,000.00	7,300.00	(700.00)	7,300.00	7,300.00	Work Completed
			107,356.00	131,649.44	24,293.44	131,649.44	131,649.44	

FOLEY APARTMENTS

2-30	ARCH & ENG	143001 000000	5,993.00	22,684.07	16,691.07	22,684.07	22,684.07	Work Completed
2-30	ENVIRONMENTAL HAZARD 30	143001 838000	0.00	310.00	310.00	310.00	310.00	Work Completed
2-30	DOORS	146014 750000	1,500.00	1,190.00	(310.00)	1,190.00	1,190.00	Work Completed
2-30	HVAC	146016 000000	26,530.00	104,969.46	78,439.46	104,969.46	104,969.46	Work Completed
2-30	ROOFING	146018 000000	56,970.00	37,310.00	(19,660.00)	37,310.00	37,310.00	Work Completed
2-30	FIRE PROTECTION	146020 000000	4,153.00	855.00	(3,298.00)	855.00	855.00	Work Completed
2-30	OTHER	146021 000000	0.00	7,393.00	7,393.00	7,393.00	7,393.00	Work Completed
2-30	NON-DWELLING CONSTRUCTION	147001 000000	106,997.00	106,007.79	(989.21)	106,007.79	106,007.79	Work Completed
			202,143.00	280,719.32	78,576.32	280,719.32	280,719.32	

	GROVELAND								
2-32	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	0.00	Work Completed
2-32	SITE IMPROVEMENTS	145011 000000	42,441.00	23,609.88	(18,831.12)	23,609.88	23,609.88	23,609.88	Work Completed
			<u>42,441.00</u>	<u>23,609.88</u>	<u>(18,831.12)</u>	<u>23,609.88</u>	<u>23,609.88</u>	<u>23,609.88</u>	

DAVISON								
2-34	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	Work Completed
2-34	WINDOWS & SCREENS 14	146014 975000	75,020.00	75,020.00	0.00	75,020.00	75,020.00	Work Completed
			<u>75,020.00</u>	<u>75,020.00</u>	<u>0.00</u>	<u>75,020.00</u>	<u>75,020.00</u>	

WASHINGTON								
2-35	ARCH & ENG	143001 000000	3,840.00	4,086.83	246.83	4,086.83	4,086.83	Work Completed
2-35	WINDOWS AND SCREENS 14	146014 975000	248,400.00	248,400.00	0.00	248,400.00	248,400.00	Work Completed
2-35	HVAC	146016 000000	10,000.00	5,760.05	(4,239.95)	5,760.05	5,760.05	Work Completed
			<u>262,240.00</u>	<u>258,246.88</u>	<u>(3,993.12)</u>	<u>258,246.88</u>	<u>258,246.88</u>	

WEST NINTH STREET							
2-36	ARCH & ENG	143001 000000	6,880.00	9,856.42	2,976.42	9,856.42	9,856.42 Work Completed
2-36	HVAC	146016 000000	9,262.00	0.00	(9,262.00)	0.00	0.00 Work Completed
2-36	ROOFING	146018 000000	1.00	0.00	(1.00)	0.00	0.00 Work Completed
2-36	NON DWELLING CONSTRUCTION	147001 000000	0.00	22,828.93	22,828.93	22,828.93	22,828.93 Work Completed
			16,143.00	32,685.35	16,542.35	32,685.35	32,685.35

CARROLL APARTMENTS							
2-37	ELECTRICAL	146015 000000	19,073.00	0.00	(19,073.00)	0.00	0.00 Work Completed
2-37	ROOFING	146018 000000	110,900.00	100,617.31	(10,282.69)	100,617.31	100,617.31 Work Completed
			<u>129,973.00</u>	<u>100,617.31</u>	<u>(29,355.69)</u>	<u>100,617.31</u>	<u>100,617.31</u>

MEADE APARTMENTS							
2-38	SITE GROUNDS	145011 000000	0.00	4,500.00	4,500.00	4,500.00	4,500.00 Work Completed
2-38	HVAC	146016 000000	10,000.00	952.00	(9,048.00)	952.00	952.00 Work Completed
			<u>10,000.00</u>	<u>5,452.00</u>	<u>(4,548.00)</u>	<u>5,452.00</u>	<u>5,452.00</u>

	MARTIN LUTHER KING							
2-40	ARCH & ENG	143001 000000	18,582.00	18,554.43	(27.57)	18,554.43	18,554.43	Work Completed
2-40	ELECTRICAL	146015 000000	47,978.00	0.00	(47,978.00)	0.00	0.00	Work Completed
2-40	HVAC	146016 000000	17,514.50	145,791.11	128,276.61	145,791.11	145,791.11	Work Completed
2-40	ROOFING	146018 000000	105,000.00	2,603.90	(102,396.10)	2,603.90	2,603.90	Work Completed
2-40	NON-RESIDENTIAL AREAS	147001 000000	83,471.50	110,750.57	27,279.07	110,750.57	110,750.57	Work Completed
			<u>272,546.00</u>	<u>277,700.01</u>	<u>5,154.01</u>	<u>277,700.01</u>	<u>277,700.01</u>	

	EVA WHITE						
2-41	ARCH & ENG	143001 000000	14,624.00	13,624.42	(999.58)	13,624.42	13,624.42 Work Completed
2-41	SITE IMPROVEMENT	145011 000000	44,096.00	40,000.00	(4,096.00)	40,000.00	40,000.00 Work Completed
2-41	ELECTRICAL	146015 000000	22,500.00	0.00	(22,500.00)	0.00	0.00 Work Completed
2-41	HVAC	146016 000000	38,273.00	0.00	(38,273.00)	0.00	0.00 Work Completed
2-41	ROOFING	146018 000000	80,000.00	68,208.07	(11,791.93)	68,208.07	68,208.07 Work Completed
			199,493.00	121,832.49	(77,660.51)	121,832.49	121,832.49

WALNUT PARK							
2-42	ARCH & ENG	143001 000000	8,032.00	1,970.72	(6,061.28)	1,970.72	1,970.72 Work Completed
2-42	HVAC	146016 000000	50,000.00	0.00	(50,000.00)	0.00	0.00 Work Completed
2-42	ROOFING	146018 000000	95,000.00	29,001.42	(65,998.58)	29,001.42	29,001.42 Work Completed
			<u>153,032.00</u>	<u>30,972.14</u>	<u>(122,059.86)</u>	<u>30,972.14</u>	<u>30,972.14</u>

FREDERICK DOUGLASS							
2-44A	ELECTRICAL	146015 000000	8,000.00	0.00	(8,000.00)	0.00	0.00 Work Completed
2-44A	FIRE PROTECTION	146020 000000	14,000.00	14,030.00	30.00	14,030.00	14,030.00 Work Completed
2-44A	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00 Work Completed
			<u>22,000.00</u>	<u>39,030.00</u>	<u>17,030.00</u>	<u>39,030.00</u>	<u>39,030.00</u>

155 NORTH HAMPTON STREET								
2-44B	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	Work Completed
2-44B	ELECTRICAL	146015 000000	14,000.00	14,030.00	30.00	14,030.00	14,030.00	Work Completed
2-44B	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00	Work Completed
			<u>14,000.00</u>	<u>39,030.00</u>	<u>25,030.00</u>	<u>39,030.00</u>	<u>39,030.00</u>	

WASHINGTON MANOR								
2-44C	ARCH & ENG	143001 000000	1,740.00	1,035.85	(704.15)	1,035.85	1,035.85	Work Completed
2-44C	ELECTRICAL	146015 000000	14,000.00	14,030.00	30.00	14,030.00	14,030.00	Work Completed
2-44C	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00	Work Completed
2-44C	ADMIN/MAINT BUILDING	147012 000000	128.00	0.00	(128.00)	0.00	0.00	Work Completed
			<u>15,868.00</u>	<u>40,065.85</u>	<u>24,197.85</u>	<u>40,065.85</u>	<u>40,065.85</u>	

AMORY STREET							
2-45	ARCH & ENG	143001 000000	8,490.00	13,772.72	5,282.72	13,772.72	13,772.72 Work Completed
2-45	OIL TANK 30	143002 860000	0.00	14,500.00	14,500.00	14,500.00	14,500.00 Work Completed
2-45	SITE GROUNDS	145011 000000	0.00	34,375.00	34,375.00	34,375.00	34,375.00 Work Completed
2-45	DOORS	146014 750000	35,936.00	55,380.73	19,444.73	55,380.73	55,380.73 Work Completed
2-45	ELECTRICAL	146015 000000	30,000.00	58.60	(29,941.40)	58.60	58.60 Work Completed
2-45	FIRE PROTECTION	146020 000000	14,000.00	14,029.75	29.75	14,029.75	14,029.75 Work Completed
			88,426.00	132,116.80	43,690.80	132,116.80	132,116.80

GENERAL WARREN							
2-47	ARCH & ENG	143001 000000	5,000.00	4,559.82	(440.18)	4,559.82	4,559.82 Work Completed
2-47	ROOFING	146018 000000	1,597.00	0.00	(1,597.00)	0.00	0.00 Work Completed
			<u>6,597.00</u>	<u>4,559.82</u>	<u>(2,037.18)</u>	<u>4,559.82</u>	<u>4,559.82</u>

TORRE UNIDAD							
2-49	ARCH & ENG	143001 000000	6,055.00	2,070.17	(3,984.83)	2,070.17	2,070.17 Work Completed
2-49	SITE IMPROVEMENTS	145011 000000	40,000.00	27,712.23	(12,287.77)	27,712.23	27,712.23 Work Completed
2-49	ELECTRICAL	146015 000000	6,000.00	6,207.95	207.95	6,207.95	6,207.95 Work Completed
2-49	PLUMBING	146017 000000	7,844.00	296.16	(7,547.84)	296.16	296.16 Work Completed
2-49	ROOFING	146018 000000	15,000.00	0.00	(15,000.00)	0.00	0.00 Work Completed
2-49	NON DWELLING CONSTRUCTION	147001 000000	22,479.00	38,508.93	16,029.93	38,508.93	38,508.93 Work Completed
2-49	MAINTENANCE EQUIPMENT	147502 000000	8,000.00	6,000.00	(2,000.00)	6,000.00	6,000.00 Work Completed
			105,378.00	80,795.44	(24,582.56)	80,795.44	80,795.44

	ROCKLAND							
2-50	ARCH & ENG	143001 000000	7,534.00	701.87	(6,832.13)	701.87	701.87	Work Completed
2-50	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00	Work Completed
			<u>7,534.00</u>	<u>25,701.87</u>	<u>18,167.87</u>	<u>25,701.87</u>	<u>25,701.87</u>	

CODMAN APARTMENTS							
2-51	ARCH & ENG	143001 000000	6,080.00	1,786.00	(4,294.00)	1,786.00	1,786.00 Work Completed
2-51	SITE IMPROVEMENTS	145011 000000	50,000.00	64,436.85	14,436.85	64,436.85	64,436.85 Work Completed
2-51	WATERPROOFING 14	146014 970000	15,000.00	0.00	(15,000.00)	0.00	0.00 Work Completed
2-51	ELECTRICAL	146015 000000	24,000.00	14,030.00	(9,970.00)	14,030.00	14,030.00 Work Completed
2-51	COMMUNITY BUILDINGS	147011 000000	400.00	1,454.98	1,054.98	1,454.98	1,454.98 Work Completed
			95,480.00	81,707.83	(13,772.17)	81,707.83	81,707.83

HERITAGE							
2-52	ARCH & ENG	143001 000000	13,507.00	7,014.13	(6,492.87)	7,264.13	7,264.13 Work Completed
2-52	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(250.00)	(250.00) Work Completed
2-52	SITE IMPROVEMENTS	145011 000000	26,386.00	46,429.50	20,043.50	46,429.50	46,429.50 Work Completed
2-52	WATERPROOFING 14	146014 970000	11,052.00	11,052.00	0.00	11,052.00	11,052.00 Work Completed
2-52	WINDOWS & SCREENS 14	146014 975000	157,772.00	157,772.45	0.45	157,772.45	157,772.45 Work Completed
2-52	HVAC	146016 000000	0.00	51,218.00	51,218.00	51,218.00	51,218.00 Work Completed
2-52	PLUMBING	146017 000000	1,617.40	39,490.37	37,872.97	39,490.37	39,490.37 Work Completed
2-52	ROOFING	146018 000000	392,496.40	430,162.33	37,665.93	430,162.33	430,162.33 Work Completed
2-52	FIRE PROTECTION	146020 000000	5,000.00	0.00	(5,000.00)	0.00	0.00 Work Completed
			607,830.80	743,138.78	135,307.98	743,138.78	743,138.78

ST. BOTOLPH							
2-53	ARCH & ENG	143001 000000	1,834.00	205.85	(1,628.15)	205.85	205.85 Work Completed
2-53	WINDOWS & SCREENS 14	146014 975000	264,196.00	284,613.50	20,417.50	284,613.50	284,613.50 Work Completed
2-53	ELECTRICAL	146015 000000	14,000.00	14,030.00	30.00	14,030.00	14,030.00 Work Completed
2-53	NON DWELLING CONSTRUCTION	147001 000000	80,200.00	80,200.00	0.00	80,200.00	80,200.00 Work Completed
			<u>360,230.00</u>	<u>379,049.35</u>	<u>18,819.35</u>	<u>379,049.35</u>	<u>379,049.35</u>

	PASCIUCCO						
2-54	ARCH & ENG	143001 000000	5,520.00	4,100.00	(1,420.00)	4,100.00	4,100.00 Work Completed
2-54	WATERPROOFING 14	146014 970000	10,000.00	0.00	(10,000.00)	0.00	0.00 Work Completed
2-54	HVAC	146016 000000	75,000.00	37,652.06	(37,347.94)	37,652.06	37,652.06 Work Completed
			90,520.00	41,752.06	(48,767.94)	41,752.06	41,752.06

INFILL I							
2-56	DWELLING CONSTRUCTION	146001 000000	700.00	700.00	0.00	700.00	700.00 Work completed
2-56	RELOCATION	149501 000000	650.00	757.70	107.70	757.70	757.70 Work completed
			<u>1,350.00</u>	<u>1,457.70</u>	<u>107.70</u>	<u>1,457.70</u>	<u>1,457.70</u>

LOWER MILLS							
2-57	ARCH & ENG	143001 000000	6,000.00	5,311.79	(688.21)	5,311.79	5,311.79 Work Completed
2-57	HVAC	146016 000000	90,000.00	36,209.91	(53,790.09)	36,209.91	36,209.91 Work Completed
2-57	FIRE PROTECTION	146020 000000	14,000.00	14,311.60	311.60	14,311.60	14,311.60 Work Completed
			<u>110,000.00</u>	<u>55,833.30</u>	<u>(54,166.70)</u>	<u>55,833.30</u>	<u>55,833.30</u>

WEST NEWTON STREET							
2-58	ARCH & ENG	143001 000000	4,095.00	0.00	(4,095.00)	0.00	0.00 Rescheduled; work to begin 4/02
2-58	WATERPROOFING 14	146014 970000	0.00	0.00	0.00	0.00	0.00 Rescheduled; work to begin 4/02
2-58	WINDOWS & SCREENS 14	146014 975000	0.00	0.00	0.00	0.00	0.00 Rescheduled; work to begin 4/02
2-58	RELOCATION	149501 000000	30.00	30.25	0.25	30.25	30.25 Work completed
			<u>4,125.00</u>	<u>30.25</u>	<u>(4,094.75)</u>	<u>30.25</u>	<u>30.25</u>

INFILL II							
2-59	DWELLING CONSTRUCTION	146001 000000	15,911.00	0.00	(15,911.00)	0.00	0.00 Work completed
2-59	RELOCATION	149501 000000	5,000.00	725.00	(4,275.00)	725.00	725.00 Work completed
			<u>20,911.00</u>	<u>725.00</u>	<u>(20,186.00)</u>	<u>725.00</u>	<u>725.00</u>

AUSONIA							
2-61	ARCH & ENG	143001 000000	2,615.00	407.73	(2,207.27)	407.73	407.73 Work Completed
2-61	ELECTRICAL	146015 000000	0.00	3,485.00	3,485.00	3,485.00	3,485.00 Work Completed
2-61	HVAC	146016 000000	7,264.00	0.00	(7,264.00)	0.00	0.00 Work Completed
2-61	FIRE PROTECTION	146020 000000	15,000.00	14,330.80	(669.20)	14,330.80	14,330.80 Work Completed
2-61	CARPETING	146021 720000	57,743.00	3,793.38	(53,949.62)	3,793.38	3,793.38 Work Completed
			82,622.00	22,016.91	(60,605.09)	22,016.91	22,016.91

HASSAN							
2-62	ARCH & ENG	143001 000000	11,114.00	1,800.00	(9,314.00)	2,000.00	2,000.00 Work Completed
2-62	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(200.00)	(200.00) Work Completed
2-62	SITE IMPROVEMENTS	145011 000000	52,000.00	55,657.05	3,657.05	55,657.05	55,657.05 Work Completed
2-62	HVAC	146016 000000	6,000.00	886.38	(5,113.62)	886.38	886.38 Work Completed
2-62	CARPETING	146021 720000	45,096.00	0.00	(45,096.00)	0.00	0.00 Work Completed
2-62	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00 Work Completed
			114,210.00	83,343.43	(30,866.57)	83,343.43	83,343.43

SPRING STREET							
2-70	ARCH & ENG	143001 000000	0.00	6,532.74	6,532.74	6,532.74	6,532.74 Work Completed
2-70	SITE GROUNDS	145011 000000	0.00	4,500.00	4,500.00	4,500.00	4,500.00 Work Completed
2-70	HALLS 60	146021 810000	0.00	8,118.71	8,118.71	8,118.71	8,118.71 Work Completed
			0.00	19,151.45	19,151.45	19,151.45	19,151.45

	PATRICIA WHITE						
2-71	ARCH & ENG	143001 000000	9,232.00	10,981.20	1,749.20	10,981.20	10,981.20 Work Completed
2-71	ELECTRICAL	146015 000000	14,000.00	14,000.00	0.00	14,000.00	14,000.00 Work Completed
2-71	HVAC	146016 000000	22,337.00	31,370.00	9,033.00	31,370.00	31,370.00 Work Completed
2-71	ROOFING	146018 000000	9,430.00	285,559.00	276,129.00	285,559.00	285,559.00 Work Completed
			54,999.00	341,910.20	286,911.20	341,910.20	341,910.20

ROSLYN APARTMENTS							
2-72	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00 Work Completed
2-72	FIRE PROTECTION	146020 000000	14,000.00	14,030.00	30.00	14,030.00	14,030.00 Work Completed
2-72	CARPETS	146021 720000	26,134.00	0.00	(26,134.00)	0.00	0.00 Work Completed
			<u>40,134.00</u>	<u>14,030.00</u>	<u>(26,104.00)</u>	<u>14,030.00</u>	<u>14,030.00</u>

RUTLAND / EAST SPRINGFIELD								
2-74	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	A/E fee not needed
2-74	HVAC	146016 000000	4,801.00	4,801.00	0.00	4,801.00	4,801.00	Construction completed
			<u>4,801.00</u>	<u>4,801.00</u>	<u>0.00</u>	<u>4,801.00</u>	<u>4,801.00</u>	

	BELL FLOWER							
2-77	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	Work Completed
2-77	BUILDING EXTERIOR	146014 000000	0.00	5,450.00	5,450.00	5,450.00	5,450.00	Work Completed
2-77	DOORS	146014 750000	10,400.00	0.00	(10,400.00)	0.00	0.00	Work Completed
2-77	HVAC	146016 000000	11,333.00	7,516.25	(3,816.75)	7,516.25	7,516.25	Work Completed
2-77	NON DWELLING CONSTRUCTION	147001 000000	3,667.00	28,666.25	24,999.25	28,666.25	28,666.25	Work Completed
			25,400.00	41,632.50	16,232.50	41,632.50	41,632.50	

COMMONWEALTH							
2-82	ARCH & ENG	143001 000000	2,992.00	0.00	(2,992.00)	0.00	0.00 Multi-phase project in progress
2-82	BUILDING ENV DESIGN 30	143001 712000	0.00	139,505.60	139,505.60	139,505.60	139,505.60
2-82	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00	0.00 Construction completed
2-82	DWELLING CONSTRUCTION	146001 000000	133.68	133.68	0.00	133.68	133.68 Construction completed
2-82	WATERPROOFING 14	146014 970000	39,903.87	39,903.87	0.00	39,903.87	39,903.87 Construction completed
2-82	FURNACE & BOILERS	146016 785000	27,971.00	26,263.40	(1,707.60)	26,263.40	26,263.40 Construction completed
2-82	ELEVATORS	146021 760000	18,556.00	13,294.48	(5,261.52)	13,294.48	13,294.48 Construction completed
			89,556.55	219,101.03	129,544.48	219,101.03	219,101.03

PEABODY SQUARE							
2-83	ARCH & ENG	143001 000000	1,744.00	0.00	(1,744.00)	0.00	0.00 Work Completed
2-83	ELECTRICAL	146015 000000	10,000.00	7,430.00	(2,570.00)	7,430.00	7,430.00 Work Completed
2-83	HVAC	146016 000000	5,434.00	0.00	(5,434.00)	0.00	0.00 Work Completed
2-83	FIRE PROTECTION	146020 000000	14,000.00	12,320.00	(1,680.00)	12,320.00	12,320.00 Work Completed
			<u>31,178.00</u>	<u>19,750.00</u>	<u>(11,428.00)</u>	<u>19,750.00</u>	<u>19,750.00</u>

FRANKLIN FIELD							
2-89A	ARCH & ENG	143001 000000	2,200.00	2,150.31	(49.69)	2,150.31	2,150.31 Construction completed
2-89A	BUILDING ENV DESIGN 30	143001 712000	0.00	322,873.75	322,873.75	322,873.75	322,873.75 Multi-phase project in progress
2-89A	HVAC	146016 000000	57,630.00	40,767.57	(16,862.43)	40,767.57	40,767.57 Construction completed
2-89A	ROOFING	146018 000000	0.00	1,324,167.71	1,324,167.71	1,324,167.71	1,324,167.71 Construction completed
2-89A	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00 Work to be completed 12/01
			59,830.00	1,689,959.34	1,630,129.34	1,689,959.34	1,689,959.34

HIGHLAND PARK							
2-89B	ARCH & ENG	143001 000000	11,986.00	0.00	(11,986.00)	0.00	0.00 Project to begin Summer '02
2-89B	FIRE PROTECTION	146020 000000	9,000.00	0.00	(9,000.00)	0.00	0.00 Project to begin Summer '02
			<u>20,986.00</u>	<u>0.00</u>	<u>(20,986.00)</u>	<u>0.00</u>	<u>0.00</u>

JOSEPH MALONE							
2-89C	ARCH & ENG	143001 000000	3,534.00	0.00	(3,534.00)	0.00	0.00 Work Completed
2-89C	SITE IMPROVEMENTS	145011 000000	40,000.00	40,000.00	0.00	40,000.00	40,000.00 Work Completed
2-89C	DOORS	146014 750000	10,000.00	23,732.00	13,732.00	23,732.00	23,732.00 Work Completed
2-89C	FIRE PROTECTION	146020 000000	7,200.00	0.00	(7,200.00)	0.00	0.00 Work Completed
2-89C	NON DWELLING CONSTRUCTION	147001 000000	0.00	25,000.00	25,000.00	25,000.00	25,000.00 Work Completed
			60,734.00	88,732.00	27,998.00	88,732.00	88,732.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part I: Summary

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant Number MA06-P002-706-97 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY97
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___Original Annual Statement
_X_Final Report For Period Ended 9/30/01

___Reserve for Disasters/Emergencies
_X_Final Performance and Evaluation Report

___Revised Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended a/o 9/30/01
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)	-	-	-	-
3	1408 Management Improvements Soft Costs	2,765,633	3,004,185	3,004,185	3,004,185
	1408 Management Improvements Hard Costs	-	-	-	-
4	1410 Administration	1,976,645	1,932,961	1,932,961	1,932,961
5	1411 Audit	25,000	25,000	25,000	25,000
6	1415 Liquidated Damages	-	-	(650)	(650)
7	1430 Fees and Costs	1,263,435	934,393	935,043	935,043
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	1,807,148	1,875,340	1,875,340	1,875,340
10	1460 Dwelling Structures	9,157,190	9,229,244	9,229,244	9,229,244
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	96,956	93,693	93,693	93,693
13	1475 Nondwelling Equipment	314,238	313,067	313,067	313,067
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	25,738	24,101	24,101	24,101
18	1499 Development Activities*	11,143,526	11,143,526	11,143,526	11,143,526
	* per PIH 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	28,575,510	28,575,510	28,575,510	28,575,510
21	Amount of line 20 Related to LPB Testing	2,262,788	2,131,919	2,131,919	2,131,919
22	Amount of line 20 Related to Section 504 Compliance	17,626	15,627	15,627	15,627
23	Amount of line 20 Related to Security Soft Costs	1,055,656	1,633,708	1,633,708	1,633,708
24	Amount of line 20 Related to Security Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures		-	-	-
26	Collateralization Expenses or Debt Service	-	-	-	-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance Evaluation Report

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name:				Grant Number and Type:					Federal FY of Grant:
Boston Housing Authority				Capital Fund Program Grant Number: MA06-P002-706-97					FFY97
Replacement Housing Factor Grant No:									
Dev. Number/ Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost					Status of Work
				Approved	Revised	Difference	Obligated	Expended	
AUTHORITY WIDE									
2-00	AUTHORITY WIDE-MIP FUNDS	140800 000000		105,178.37	72,053.60	(33,124.77)	72,053.60	72,053.60	
2-00	MIS	140800 410000		373,232.28	373,232.28	0.00	373,232.28	373,232.28	
2-00	PUBLIC SAFETY	140800 412000		1,055,655.62	1,633,707.80	578,052.18	1,633,707.80	1,633,707.80	
2-00	STAFF TRAINING	140800 412003		28,744.36	26,704.36	(2,040.00)	26,704.36	26,704.36	
2-00	INTERNAL AUDIT	140800 414000		35,119.89	35,119.89	0.00	35,119.89	35,119.89	
2-00	ELDERLY SERVICES	140800 421000		305,854.53	275,754.67	(30,099.86)	275,754.67	275,754.67	
2-00	OCCUPANCY	140800 427000		204,069.44	140,280.58	(63,788.86)	140,280.58	140,280.58	
2-00	FAMILY SERVICES	140800 768000		491,082.07	280,634.94	(210,447.13)	280,634.94	280,634.94	
2-00	GRIEVANCE PANEL	140800 807000		54,816.50	54,816.50	0.00	54,816.50	54,816.50	
2-00	RISK MANAGEMENT	140800 899000		83,356.72	83,356.72	0.00	83,356.72	83,356.72	
2-00	RENT COLLECTION	140800 901000		9,374.51	9,374.51	0.00	9,374.51	9,374.51	
2-00	VACANCY REHAB	140800 967000		16,154.67	16,154.67	0.00	16,154.67	16,154.67	
2-00	YOUTH SERVICES	140800 990000		2,994.04	2,994.04	0.00	2,994.04	2,994.04	
2-00	ADMINISTRATIVE	141001 000000		1,526,564.79	1,589,423.72	62,858.93	1,589,423.72	1,589,423.72	
2-00	INDIRECT NONTECH SALARIES	141001 000001		124,407.26	143,176.64	18,769.38	143,176.64	143,176.64	
2-00	LOCAL TRAVEL	141001 000101		76.70	76.70	0.00	76.70	76.70	
2-00	LEGAL	141004 000000		61,358.00	49,000.66	(12,357.34)	49,000.66	49,000.66	
2-00	WORKER'S COMP	141009 001000		15,191.78	15,191.78	0.00	15,191.78	15,191.78	
2-00	WORKER'S COMP INDIRECT	141009 001001		688.29	688.29	0.00	688.29	688.29	
2-00	GROUP INSURANCE	141009 002000		28,755.34	28,755.34	0.00	28,755.34	28,755.34	
2-00	GROUP INSURANCE INDIRECT	141009 002001		2,531.10	2,531.10	0.00	2,531.10	2,531.10	
2-00	RETIREMENT	141009 003000		5,581.38	5,581.38	0.00	5,581.38	5,581.38	
2-00	RETIREMENT INDIRECT	141009 003001		2,268.51	2,268.51	0.00	2,268.51	2,268.51	
2-00	UNEMPLOYMENT	141009 004000		1,800.66	1,800.66	0.00	1,800.66	1,800.66	
2-00	UNEMPLOYMENT INDIRECT	141009 004001		53.51	53.51	0.00	53.51	53.51	
2-00	TRAVEL	141010 000000		266.13	54.91	(211.22)	54.91	54.91	
2-00	LOCAL TRAVEL	141010 000101		3,646.99	3,858.21	211.22	3,858.21	3,858.21	
2-00	LONG DISTANCE TRAVEL	141010 000102		3,032.57	3,032.57	0.00	3,032.57	3,032.57	
2-00	TELEPHONE	141016 000000		20,585.73	20,585.73	0.00	20,585.73	20,585.73	
2-00	SUNDRY ADMIN	141019 000000		24,508.05	13,767.49	(10,740.56)	13,767.49	13,767.49	
2-00	XEROX RENTAL & SUPPLY	141019 000101		2,466.80	2,466.80	0.00	2,466.80	2,466.80	
2-00	OFFICE SUPPLIES	141019 000103		3,110.47	3,196.31	85.84	3,196.31	3,196.31	
2-00	CONSULTANTS	141019 000105		142,792.74	40,492.74	(102,300.00)	40,492.74	40,492.74	
2-00	ADVERTISING	141019 000110		3,795.95	3,795.95	0.00	3,795.95	3,795.95	
2-00	PUBLICATIONS	141019 000111		976.72	976.72	0.00	976.72	976.72	
2-00	MAINTENANCE AGREEMENT	141019 000118		2,006.40	2,006.40	0.00	2,006.40	2,006.40	
2-00	DATA/TELECOMMUNICATION	141019 000137		179.25	179.25	0.00	179.25	179.25	
2-00	AUDIT	141101 000000		25,000.00	25,000.00	0.00	25,000.00	25,000.00	
2-00	ARCH & ENG	143001 000000		1,729.17	1,729.17	0.00	2,279.17	2,279.17	
2-00	504 COMPLIANCE 30	143001 812000		0.00	24,120.59	24,120.59	24,120.59	24,120.59	
2-00	LEAD A/E	143001 837000		4,605.67	0.00	(4,605.67)	0.00	0.00	Construction Completed
2-00	ENVIRONMENTAL HAZARD 3	143001 838000		105,074.21	91,172.17	(13,902.04)	91,172.17	91,172.17	
2-00	SMOKE DETECTORS	143001 940000		3,732.00	0.00	(3,732.00)	0.00	0.00	
2-00	OIL TANK	143001 966000		0.00	7,450.00	7,450.00	7,450.00	7,450.00	
2-00	SUNDRY PLANNING COST	143019 000000		0.00	0.00	0.00	(550.00)	(550.00)	
2-00	STATE CONSTRUCTION CONT.	145001 000000		0.00	93,502.89	93,502.89	93,502.89	93,502.89	

2-00	DOORS	146014 750000	108.20	108.20	0.00	108.20	108.20	
2-00	WINDOWS & SCREENS 14	146014 975000	44,972.22	44,972.22	0.00	44,972.22	44,972.22	
2-00	HVAC	146016 000000	100,675.77	8,722.43	(91,953.34)	8,722.43	8,722.43	Construction Completed
2-00	504 COMPLIANCE 60	146021 812000	2,330.00	2,330.00	0.00	2,330.00	2,330.00	
2-00	LEAD PAINT 60	146021 837000	2,262,788.01	2,131,919.15	(130,868.86)	2,131,919.15	2,131,919.15	Contract #8828 extended to 6/12/02
2-00	ENVIRONMENTAL HAZARD 60	146021 838000	1,305.31	1,305.31	0.00	1,305.31	1,305.31	
2-00	UNIT REHAB	146021 967000	2,211.56	2,211.56	0.00	2,211.56	2,211.56	
2-00	FORCE ACCOUNT	146022 000000	46.64	46.64	0.00	46.64	46.64	
2-00	OFFICE FURN & EQUIP	147501 000000	3,918.62	3,918.62	0.00	3,918.62	3,918.62	
2-00	COMPUTERS	147501 742000	67,046.02	67,046.02	0.00	67,046.02	67,046.02	
2-00	TELEPHONE	147501 959000	1,820.98	1,820.98	0.00	1,820.98	1,820.98	
2-00	VEHICLES	147507 000000	232,915.55	232,915.55	0.00	232,915.55	232,915.55	
2-00	RELOCATION	149501 000000	3,596.18	2,827.59	(768.59)	2,827.59	2,827.59	Construction Completed
			<u>7,606,154.23</u>	<u>7,680,265.02</u>	<u>74,110.79</u>	<u>7,680,265.02</u>	<u>7,680,265.02</u>	

CHARLESTOWN							
2-01	ARCH & ENG	143001 000000	124,818.51	22,465.51	(102,353.00)	22,710.51	22,710.51 Construction Completed
2-01	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(245.00)	(245.00) Construction Completed
2-01	SITE	145001 000000	87,272.00	87,272.00	0.00	87,272.00	87,272.00 Construction Completed
2-01	DWELLING CONSTRUCTION	146001 000000	18,951.60	18,951.60	0.00	18,951.60	18,951.60 Construction Completed
2-01	BUILDING ENVELOPE	146014 000000	48,386.82	30,836.09	(17,550.73)	30,836.09	30,836.09 Construction Completed
2-01	DOORS	146014 750000	800.96	800.96	0.00	800.96	800.96 Construction Completed
2-01	WATERPROOFING 14	146014 970000	719,190.17	719,190.17	0.00	719,190.17	719,190.17 Construction Completed
2-01	PLUMBING	146017 000000	30,229.44	30,229.44	0.00	30,229.44	30,229.44 Construction Completed
			1,029,649.50	909,745.77	(119,903.73)	909,745.77	909,745.77

MISSION							
2-03	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-03	REDEVELOPMENT	149800 000000	8,947,400.00	8,947,400.00	0.00	8,947,400.00	8,947,400.00 Construction Completed
2-03	SOIL REMEDIATION	149800 000102	0.00	0.00	0.00	0.00	0.00
			<u>8,947,400.00</u>	<u>8,947,400.00</u>	<u>0.00</u>	<u>8,947,400.00</u>	<u>8,947,400.00</u>

LENOX STREET							
2-04	ARCH & ENG	143001 000000	19,069.87	19,069.87	0.00	19,919.87	19,919.87 Construction Completed
2-04	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(850.00)	(850.00)
2-04	SITE IMPROVEMENTS	145011 000000	23,079.99	20,079.99	(3,000.00)	20,079.99	20,079.99 Construction Completed
2-04	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00 Construction Completed
2-04	HVAC	146016 000000	30,269.20	96,269.20	66,000.00	96,269.20	96,269.20 Construction Completed
2-04	PLUMBING	146017 000000	307.15	307.15	0.00	307.15	307.15 Construction Completed
2-04	BASEMENTS	146019 704000	224,957.35	224,957.35	0.00	224,957.35	224,957.35 Construction Completed
			297,683.56	360,683.56	63,000.00	360,683.56	360,683.56

ORCHARD PARK						
2-05	ARCH & ENG	143001 000000	2,049.63	0.00	(2,049.63)	0.00
2-05	DWELLING CONSTRUCTION	146001 000000	12.50	0.00	(12.50)	0.00
2-05	REDEVELOPMENT	149800 000000	782,114.00	782,114.00	0.00	782,114.00
2-05	SOIL REMEDIATION	149800 000102	1,414,012.43	1,414,012.43	0.00	1,414,012.43
			2,198,188.56	2,196,126.43	(2,062.13)	2,196,126.43

Construction Completed
Construction Completed

CATHEDRAL							
2-06	ARCH & ENG	143001 000000	189,571.89	131,434.24	(58,137.65)	131,434.24	131,434.24 Construction Completed
2-06	DWELLING CONSTRUCTION	146001 000000	137,306.35	10,265.95	(127,040.40)	10,265.95	10,265.95 TLT cntr#8129 pending litigation
2-06	UNIT REHAB	146021 000000	780,381.51	862,299.36	81,917.85	862,299.36	862,299.36
2-06	NON-RESIDENTIAL AREAS	147001 000000	780.00	780.00	0.00	780.00	780.00 Construction Completed
2-06	MAINTENANCE EQUIPMENT	147502 000000	0.00	0.00	0.00	0.00	0.00
2-06	RELOCATION	149501 000000	10,713.44	10,713.44	0.00	10,713.44	10,713.44 Construction Completed
			1,118,753.19	1,015,492.99	(103,260.20)	1,015,492.99	1,015,492.99

HEATH STREET							
2-07	ARCH & ENG	143001 000000	3,200.24	0.00	(3,200.24)	0.00	0.00 Construction Completed
2-07	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00 Construction Completed
2-07	DOORS	146014 750000	200.24	200.24	0.00	200.24	200.24 Construction Completed
2-07	ELECTRICAL	146015 000000	8,028.71	8,028.71	0.00	8,028.71	8,028.71 Construction Completed
			11,429.19	8,228.95	(3,200.24)	8,228.95	8,228.95

MAVERICK

2-08	ARCH & ENG	143001 000000	13,000.00	13,000.00	0.00	13,000.00	13,000.00	Construction Completed
2-08	EXTRA ARCH/ENG FEES	143002 000000	178,800.00	166,302.93	(12,497.07)	166,302.93	166,302.93	Construction Completed
2-08	SITE IMPROVEMENTS	145011 000000	1,187.88	1,187.88	0.00	1,187.88	1,187.88	Construction Completed
2-08	DWELLING CONSTRUCTION	146001 000000	9,924.00	0.00	(9,924.00)	0.00	0.00	Construction Completed
2-08	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00	Construction Completed
2-08	FURNACE & BOILERS	146016 785000	0.00	7,742.24	7,742.24	7,742.24	7,742.24	Construction Completed
			202,911.88	188,233.05	(14,678.83)	188,233.05	188,233.05	

FRANKLIN HILL							
2-09	LIQUIDATED DAMAGES	141500 000000	0.00	0.00	0.00	(650.00)	(650.00)
2-09	ARCH & ENG	143001 000000	69,687.52	14,351.67	(55,335.85)	15,001.67	15,001.67 Construction Completed
2-09	DWELLING CONSTRUCTION	146001 000000	197,476.56	196,847.18	(629.38)	196,847.18	196,847.18 Construction Completed
2-09	KITCHEN	146011 000000	128,002.59	123,048.15	(4,954.44)	123,048.15	123,048.15 Construction Completed
2-09	HVAC	146016 000000	19,745.00	19,745.00	0.00	19,745.00	19,745.00 Construction Completed
2-09	ROOFING	146018 000000	772.50	772.50	0.00	772.50	772.50 Construction Completed
2-09	FORCE ACCOUNT	146022 000000	964.83	964.83	0.00	964.83	964.83 Construction Completed
2-09	RELOCATION	149501 000000	3,797.40	3,797.40	0.00	3,797.40	3,797.40 Construction Completed
			420,446.40	359,526.73	(60,919.67)	359,526.73	359,526.73

WHITTIER STREET								
2-11	ARCH & ENG	143001 000000	26,215.00	20,390.00	(5,825.00)	20,390.00	20,390.00	Construction Completed
2-11	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00	0.00	Construction Completed
2-11	ELECTRICAL	146015 000000	201,985.99	201,985.99	0.00	201,985.99	201,985.99	Construction Completed
2-11	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00	Work Postponed
2-11	RELOCATION	149501 000000	433.56	433.56	0.00	433.56	433.56	Construction Completed
			<u>228,634.55</u>	<u>222,809.55</u>	<u>(5,825.00)</u>	<u>222,809.55</u>	<u>222,809.55</u>	

BEECH STREET							
2-13	ARCH & ENG	143001 000000	136,741.64	15,604.74	(121,136.90)	15,604.74	15,604.74
2-13	SITE IMPROVEMENTS	145011 000000	1,013,016.20	994,938.52	(18,077.68)	994,938.52	994,938.52 Construction Completed; closeout w/DEP in progress
2-13	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00
2-13	HVAC	146016 000000	0.00	65,255.75	65,255.75	65,255.75	65,255.75 Construction Completed
2-13	HALLS 60	146021 810000	0.00	0.00	0.00	0.00	0.00
2-13	504 COMPLIANCE 60	146021 812000	0.00	0.00	0.00	0.00	0.00
			1,149,757.84	1,075,799.01	(73,958.83)	1,075,799.01	1,075,799.01

ALICE TAYLOR							
2-14	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-14	HALLS 60	146021 810000	205.40	205.40	0.00	205.40	205.40 Construction Completed
2-14	OFFICE FURN & EQUIP	147501 000000	0.00	0.00	0.00	0.00	0.00
			205.40	205.40	0.00	205.40	205.40

BROMLEY							
2-19	ARCH & ENG	143001 000000	49,057.31	40,302.31	(8,755.00)	40,802.31	40,802.31 Construction Completed
2-19	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(500.00)	(500.00)
2-19	DWELLING CONSTRUCTION	146001 000000	155,246.80	134,585.80	(20,661.00)	134,585.80	134,585.80 Construction Completed
2-19	DOORS	146014 750000	208.24	208.24	0.00	208.24	208.24 Construction Completed
2-19	ELECTRICAL	146015 000000	54,837.70	54,837.70	0.00	54,837.70	54,837.70 Construction Completed
2-19	HVAC	146016 000000	4,367.00	60,317.00	55,950.00	60,317.00	60,317.00 Construction Completed
2-19	OTHER	146021 000000	0.00	0.00	0.00	0.00	0.00 Construction Completed
2-19	504 COMPLIANCE 60	146021 812000	719.38	719.38	0.00	719.38	719.38 Construction Completed; closeout in progress
2-19	SPRINKLERS	146021 948000	626,850.00	573,533.48	(53,316.52)	573,533.48	573,533.48
			891,286.43	864,503.91	(26,782.52)	864,503.91	864,503.91

MARY ELLEN McCORMACK

2-23	ARCH & ENG	143001 000000	86,185.69	60,863.36	(25,322.33)	60,863.36	60,863.36	Construction Completed
2-23	UST 30	143001 966000	0.00	13,777.50	13,777.50	13,777.50	13,777.50	Construction Completed
2-23	SITE IMPROVEMENTS	145011 000000	72,489.41	72,489.41	0.00	72,489.41	72,489.41	Construction Completed
2-23	KITCHEN	146011 000000	1,483.97	998.97	(485.00)	998.97	998.97	Construction Completed
2-23	DOORS	146014 750000	1,862.05	1,862.05	0.00	1,862.05	1,862.05	Project cancelled
2-23	ELECTRICAL	146015 000000	403.00	403.00	0.00	403.00	403.00	Construction Completed
2-23	HVAC	146016 000000	55,172.83	55,172.83	0.00	55,172.83	55,172.83	Construction Completed
2-23	FURNACE & BOILERS	146016 785000	0.00	0.00	0.00	0.00	0.00	Construction Completed
2-23	ROOFING	146018 000000	35,088.90	35,088.90	0.00	35,088.90	35,088.90	Construction Completed
2-23	HALLS 60	146021 810000	1,830.82	1,830.82	0.00	1,830.82	1,830.82	Construction Completed
2-23	504 COMPLIANCE 60	146021 812000	13,577.53	12,577.53	(1,000.00)	12,577.53	12,577.53	Construction Completed
2-23	FORCE ACCOUNT	146022 000000	219,418.57	219,418.57	0.00	219,418.57	219,418.57	Construction Completed
2-23	RELOCATION	149501 000000	0.00	0.00	0.00	0.00	0.00	No relocation required
			487,512.77	474,482.94	(13,029.83)	474,482.94	474,482.94	

OLD COLONY							
2-24	ARCH & ENG	143001 000000	41,143.25	45,926.15	4,782.90	45,976.15	45,976.15 Construction Completed
2-24	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(50.00)	(50.00)
2-24	SITE IMPROVEMENTS	145011 000000	36,215.45	36,215.45	0.00	36,215.45	36,215.45 Construction Completed
2-24	HVAC	146016 000000	114,385.80	114,385.80	0.00	114,385.80	114,385.80 Construction Completed
2-24	HALLS 60	146021 810000	339,575.73	338,975.62	(600.11)	338,975.62	338,975.62 Construction Completed
2-24	504 COMPLIANCE 60	146021 812000	999.00	0.00	(999.00)	0.00	0.00 Construction Completed
2-24	ASBESTOS REMOVAL	146021 830000	0.00	0.00	0.00	0.00	0.00 Project cancelled
			<u>532,319.23</u>	<u>535,503.02</u>	<u>3,183.79</u>	<u>535,503.02</u>	<u>535,503.02</u>

2-25	BICKFORD STREET ARCH & ENG	143001 000000	1,000.00	1,000.00	0.00	1,000.00	1,000.00	Construction Completed
			1,000.00	1,000.00	0.00	1,000.00	1,000.00	

MARGARET COLLINS								
2-26	ARCH & ENG	143001 000000	2.00	2.00	0.00	2.00	2.00	Construction Completed
2-26	SITE IMPROVEMENTS	145011 000000	49,294.00	57,190.94	7,896.94	57,190.94	57,190.94	Construction Completed
2-26	WINDOWS AND SCREENS 14	146014 975000	0.00	870.44	870.44	870.44	870.44	Construction Completed
2-26	PLUMBING	146017 000000	32,122.32	32,122.32	0.00	32,122.32	32,122.32	Construction Completed
2-26	ROOFING	146018 000000	10,368.47	10,368.47	0.00	10,368.47	10,368.47	Construction Completed
			91,786.79	100,554.17	8,767.38	100,554.17	100,554.17	

ANAPOLIS							
2-27	ARCH & ENG	143001 000000	7,055.34	1,605.34	(5,450.00)	1,605.34	1,605.34 Construction Completed
2-27	SITE IMPROVEMENTS	145011 000000	5,355.00	5,355.00	0.00	5,355.00	5,355.00 Construction Completed
2-27	NON-RESIDENTIAL AREAS	147001 000000	3,138.21	3,138.21	0.00	3,138.21	3,138.21 Construction Completed
			<u>15,548.55</u>	<u>10,098.55</u>	<u>(5,450.00)</u>	<u>10,098.55</u>	<u>10,098.55</u>

ASHMONT

2-28	ARCH & ENG	143001 000000	6,192.50	5,862.00	(330.50)	6,012.00	6,012.00	Construction Completed
2-28	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(150.00)	(150.00)	
2-28	SITE IMPROVEMENTS	145011 000000	90,487.66	90,487.66	0.00	90,487.66	90,487.66	Construction Completed
2-28	DOORS	146014 750000	0.00	0.00	0.00	0.00	0.00	
2-28	WINDOWS & SCREENS 14	146014 975000	13,044.73	13,044.73	0.00	13,044.73	13,044.73	Construction Completed
2-28	ROOFING	146018 000000	63,118.45	62,008.29	(1,110.16)	62,008.29	62,008.29	Construction Completed
2-28	FIRE PROTECTION	146020 000000	805.00	805.00	0.00	805.00	805.00	Construction Completed
2-28	NON-RESIDENTIAL AREAS	147001 000000	20,000.00	20,000.00	0.00	20,000.00	20,000.00	Construction Completed
2-28	COMMUNITY BUILDINGS	147011 000000	0.00	0.00	0.00	0.00	0.00	
			193,648.34	192,207.68	(1,440.66)	192,207.68	192,207.68	

HOLGATE							
2-29	ARCH & ENG	143001 000000	5,579.45	2,102.75	(3,476.70)	2,102.75	2,102.75 Construction Completed
2-29	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00
2-29	ROOFING	146018 000000	22,634.00	22,634.00	0.00	22,634.00	22,634.00 Construction Completed
2-29	FIRE PROTECTION	146020 000000	4,117.39	3,770.39	(347.00)	3,770.39	3,770.39 Construction Completed
2-29	ELEVATORS	146021 760000	978.00	978.00	0.00	978.00	978.00 Construction Completed
2-29	NON-RESIDENTIAL AREAS	147001 000000	1,525.44	1,525.44	0.00	1,525.44	1,525.44 Construction Completed
2-29	ADMIN/MAINT BUILDING	147012 000000	435.00	0.00	(435.00)	0.00	0.00
2-29	MAINTENANCE EQUIPMENT	147502 000000	7,366.00	7,366.00	0.00	7,366.00	7,366.00 Construction Completed
			42,635.28	38,376.58	(4,258.70)	38,376.58	38,376.58

FOLEY APARTMENTS

2-30	ARCH & ENG	143001 000000	14,700.00	12,736.27	(1,963.73)	12,836.27	12,836.27	Construction Completed
2-30	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(100.00)	(100.00)	
2-30	WATERPROOFING 14	146014 970000	2,714.73	2,714.73	0.00	2,714.73	2,714.73	Construction Completed
2-30	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	
2-30	ROOFING	146018 000000	8,999.70	8,999.70	0.00	8,999.70	8,999.70	Construction Completed
2-30	FIRE PROTECTION	146020 000000	224,673.15	224,673.15	0.00	224,673.15	224,673.15	Construction Completed
2-30	NON-RESIDENTIAL AREAS	147001 000000	67,048.29	67,048.29	0.00	67,048.29	67,048.29	Construction Completed
			<u>318,135.87</u>	<u>316,172.14</u>	<u>(1,963.73)</u>	<u>316,172.14</u>	<u>316,172.14</u>	

GROVELAND							
2-32	ARCH & ENG	143001 000000	1,338.00	1,338.00	0.00	1,338.00	1,338.00 Construction Completed
2-32	SITE IMPROVEMENTS	145011 000000	980.00	980.00	0.00	980.00	980.00 Construction Completed
2-32	EXTERIOR WALLS	146014 000000	0.00	0.00	0.00	0.00	0.00
2-32	WINDOWS & SCREENS 14	146014 975000	164,547.00	174,095.58	9,548.58	174,095.58	174,095.58 Construction Completed
2-32	ROOFING	146018 000000	3,583.58	3,583.58	0.00	3,583.58	3,583.58 Construction Completed
2-32	FIRE PROTECTION	146020 000000	3,186.74	2,636.74	(550.00)	2,636.74	2,636.74 Construction Completed
			173,635.32	182,633.90	8,998.58	182,633.90	182,633.90

DAVISON							
2-34	ARCH & ENG	143001 000000	2,369.00	900.00	(1,469.00)	1,100.00	1,100.00 Construction Completed
2-34	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(200.00)	(200.00)
2-34	WINDOWS & SCREENS 14	146014 975000	163,220.00	177,044.93	13,824.93	177,044.93	177,044.93 Construction Completed
			<u>165,589.00</u>	<u>177,944.93</u>	<u>12,355.93</u>	<u>177,944.93</u>	<u>177,944.93</u>

WASHINGTON							
2-35	ARCH & ENG	143001 000000	9,609.00	9,609.00	0.00	9,609.00	9,609.00 Construction Completed
2-35	WINDOWS AND SCREENS 14	146014 975000	0.00	14,414.52	14,414.52	14,414.52	14,414.52 Construction Completed
2-35	HVAC	146016 000000	30,776.00	30,776.00	0.00	30,776.00	30,776.00 Construction Completed
2-35	FIRE PROTECTION & SAFETY	146020 000000	0.00	9,700.75	9,700.75	9,700.75	9,700.75 Construction Completed
2-35	ASBESTOS REMOVAL	146021 830000	16,450.00	15,400.00	(1,050.00)	15,400.00	15,400.00 Construction Completed
			<u>56,835.00</u>	<u>79,900.27</u>	<u>23,065.27</u>	<u>79,900.27</u>	<u>79,900.27</u>

WEST NINTH STREET							
2-36	ARCH & ENG	143001 000000	19,210.00	29,598.92	10,388.92	29,598.92	29,598.92 Construction Completed
2-36	SITE IMPROVEMENTS	145011 000000	2,450.00	2,450.00	0.00	2,450.00	2,450.00 Construction Completed
2-36	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00
			<u>21,660.00</u>	<u>32,048.92</u>	<u>10,388.92</u>	<u>32,048.92</u>	<u>32,048.92</u>

CARROLL APARTMENTS						
2-37	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00
2-37	BUILDING ENVELOPE	146014 000000	4,500.00	4,500.00	0.00	4,500.00 Construction Completed
2-37	HVAC	146016 000000	61,827.92	61,827.92	0.00	61,827.92 Construction Completed
2-37	ROOFING	146018 000000	397.24	397.24	0.00	397.24 Construction Completed
			<u>66,725.16</u>	<u>66,725.16</u>	<u>0.00</u>	<u>66,725.16</u>

MEADE APARTMENTS							
2-38	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-38	SITE IMPROVEMENTS	145011 000000	113,361.97	113,361.97	0.00	113,361.97	113,361.97
			113,361.97	113,361.97	0.00	113,361.97	113,361.97
							Construction Completed

MARTIN LUTHER KING							
2-40	ARCH & ENG	143001 000000	12,684.79	12,684.79	0.00	12,684.79	12,684.79 Construction Completed
2-40	ELECTRICAL	146015 000000	2,022.36	2,022.36	0.00	2,022.36	2,022.36 Construction Completed
2-40	HVAC	146016 000000	128,346.23	128,346.23	0.00	128,346.23	128,346.23 Construction Completed
2-40	NON-RESIDENTIAL AREAS	147001 000000	1,330.95	1,200.95	(130.00)	1,200.95	1,200.95 Construction Completed
			144,384.33	144,254.33	(130.00)	144,254.33	144,254.33

EVA WHITE							
2-41	ARCH & ENG	143001 000000	183.73	183.73	0.00	183.73	183.73 Construction Completed
2-41	ELECTRICAL	146015 000000	1,500.00	1,500.00	0.00	1,500.00	1,500.00 Construction Completed
2-41	EXTERIOR WALLS	146014 970000	0.00	0.00	0.00	0.00	0.00
			<u>1,683.73</u>	<u>1,683.73</u>	<u>0.00</u>	<u>1,683.73</u>	<u>1,683.73</u>

WALNUT PARK							
2-42	ARCH & ENG	143001 000000	4,350.00	16,589.38	12,239.38	16,589.38	16,589.38 Construction Completed
2-42	PLUMBING	146017 000000	1,768.78	1,768.78	0.00	1,768.78	1,768.78 Construction Completed
2-42	ROOFING	146018 000000	50,000.00	45,550.00	(4,450.00)	45,550.00	45,550.00 Construction Completed
2-42	MAINTENANCE EQUIPMENT	147502 000000	0.00	0.00	0.00	0.00	0.00
2-42	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00
			56,118.78	63,908.16	7,789.38	63,908.16	63,908.16

FREDERICK DOUGLASS							
2-44A	ARCH & ENG	143001 000000	3,400.76	3,400.76	0.00	3,400.76	3,400.76 Construction Completed
2-44A	SITE IMPROVEMENTS	145011 000000	2,100.00	2,100.00	0.00	2,100.00	2,100.00 Construction Completed
2-44A	KITCHEN	146011 000000	155.42	155.42	0.00	155.42	155.42 Construction Completed
2-44A	DOORS	146014 750000	63,407.18	63,407.18	0.00	63,407.18	63,407.18 Construction Completed
2-44A	PLUMBING	146017 000000	18,026.68	18,026.68	0.00	18,026.68	18,026.68 Construction Completed
			87,090.04	87,090.04	0.00	87,090.04	87,090.04

155 NORTH HAMPTON STREET							
2-44B	ARCH & ENG	143001 000000	5,262.37	8,359.37	3,097.00	8,359.37	8,359.37 Construction Completed
2-44B	DOORS	146014 750000	62,617.23	62,617.23	0.00	62,617.23	62,617.23 Construction Completed
2-44B	PLUMBING	146017 000000	46,631.80	46,631.80	0.00	46,631.80	46,631.80 Construction Completed
			<u>114,511.40</u>	<u>117,608.40</u>	<u>3,097.00</u>	<u>117,608.40</u>	<u>117,608.40</u>

WASHINGTON MANOR							
2-44C	ARCH & ENG	143001 000000	6,727.50	5,277.50	(1,450.00)	5,277.50	5,277.50 Construction Completed
2-44C	KITCHEN	146011 000000	0.00	0.00	0.00	0.00	0.00
2-44C	DOORS	146014 750000	58,714.37	58,714.37	0.00	58,714.37	58,714.37 Construction Completed
2-44C	PLUMBING	146017 000000	40,267.79	40,267.79	0.00	40,267.79	40,267.79 Construction Completed
			105,709.66	104,259.66	(1,450.00)	104,259.66	104,259.66

AMORY STREET							
2-45	ARCH & ENG	143001 000000	2,261.92	6,278.07	4,016.15	6,628.07	6,628.07 Construction Completed
2-45	OIL TANK	143002 860000	15,800.00	15,800.00	0.00	15,800.00	15,800.00 Construction Completed
2-45	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(350.00)	(350.00)
2-45	SITE IMPROVEMENTS	145011 000000	63,246.19	63,246.19	0.00	63,246.19	63,246.19 Construction Completed
2-45	EXTERIOR WALLS	146014 000000	0.00	0.00	0.00	0.00	0.00
2-45	DOORS	146014 750000	14,911.20	48,138.61	33,227.41	48,138.61	48,138.61 Construction Completed
2-45	PLUMBING	146017 000000	2,711.42	2,711.42	0.00	2,711.42	2,711.42 Construction Completed
2-45	FIRE PROTECTION	146020 000000	1,555.00	1,555.00	0.00	1,555.00	1,555.00 Construction Completed
			100,485.73	137,729.29	37,243.56	137,729.29	137,729.29

GENERAL WARREN							
2-47	ARCH & ENG	143001 000000	4,353.64	712.22	(3,641.42)	712.22	712.22 Construction Completed
2-47	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00
			4,353.64	712.22	(3,641.42)	712.22	712.22

TORRE UNIDAD							
2-49	ARCH & ENG	143001 000000	3,779.83	28,044.94	24,265.11	28,044.94	28,044.94 Construction Completed
2-49	PLUMBING	146017 000000	70,027.27	92,669.67	22,642.40	92,669.67	92,669.67 Construction Completed
2-49	FIRE PROTECTION	146020 000000	133.50	133.50	0.00	133.50	133.50 Construction Completed
			<u>73,940.60</u>	<u>120,848.11</u>	<u>46,907.51</u>	<u>120,848.11</u>	<u>120,848.11</u>

ROCKLAND							
2-50	ARCH & ENG	143001 000000	1,859.63	1,859.63	0.00	1,859.63	1,859.63 Construction Completed
2-50	ROOFING	146018 000000	101,388.76	101,388.76	0.00	101,388.76	101,388.76 Construction Completed
2-50	FIRE PROTECTION	146020 000000	3,120.00	3,120.00	0.00	3,120.00	3,120.00 Construction Completed
			<u>106,368.39</u>	<u>106,368.39</u>	<u>0.00</u>	<u>106,368.39</u>	<u>106,368.39</u>

CODMAN APARTMENTS						
2-51	ARCH & ENG	143001 000000	2,314.00	2,314.00	0.00	2,314.00 2,314.00 Construction Completed
2-51	WATERPROOFING 14	146014 970000	88,280.50	88,280.50	0.00	88,280.50 88,280.50 Construction Completed
2-51	HVAC	146016 000000	13,039.53	13,039.53	0.00	13,039.53 13,039.53 Construction Completed
			<u>103,634.03</u>	<u>103,634.03</u>	<u>0.00</u>	<u>103,634.03 103,634.03</u>

HERITAGE							
2-52	ARCH & ENG	143001 000000	15,692.32	15,692.32	0.00	16,492.32	16,492.32 Construction Completed
2-52	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(800.00)	(800.00)
2-52	SITE IMPROVEMENTS	145011 000000	225,000.13	212,870.13	(12,130.00)	212,870.13	212,870.13 Construction Completed
2-52	WINDOWS & SCREENS 14	146014 975000	89,659.16	105,500.25	15,841.09	105,500.25	105,500.25 Construction Completed
2-52	PLUMBING	146017 000000	3,382.63	89,027.01	85,644.38	89,027.01	89,027.01 Construction Completed
2-52	ROOFING	146018 000000	254,813.95	254,813.95	0.00	254,813.95	254,813.95 Construction Completed
2-52	FIRE PROTECTION	146020 000000	5,959.24	5,959.24	0.00	5,959.24	5,959.24 Construction Completed
			594,507.43	683,862.90	89,355.47	683,862.90	683,862.90

ST. BOTOLPH							
2-53	ARCH & ENG	143001 000000	19,376.50	11,396.50	(7,980.00)	11,396.50	11,396.50 Construction Completed
2-53	WINDOWS & SCREENS 14	146014 975000	120,000.00	141,355.00	21,355.00	141,355.00	141,355.00 Construction Completed
			<u>139,376.50</u>	<u>152,751.50</u>	<u>13,375.00</u>	<u>152,751.50</u>	<u>152,751.50</u>

PASCIUCCO							
2-54	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-54	ELECTRICAL	146015 000000	81.00	81.00	0.00	81.00	81.00
			81.00	81.00	0.00	81.00	81.00
			81.00	81.00	0.00	81.00	81.00

Construction Completed

LOWER MILLS							
2-57	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00
2-57	DOORS	146014 750000	94.00	94.00	0.00	94.00	94.00 Construction Completed
2-57	WATERPROOFING 14	146014 970000	760.00	760.00	0.00	760.00	760.00 Construction Completed
2-57	WINDOWS & SCREENS 14	146014 750000	0.00	0.00	0.00	0.00	0.00
			854.00	854.00	0.00	854.00	854.00

WEST NEWTON STREET						
2-58	ARCH & ENG	143001 000000	5.75	5.75	0.00	5.75 5.75 Construction completed
2-58	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00 0.00
2-58	WATERPROOFING 14	146014 970000	0.00	0.00	0.00	0.00 0.00
2-58	WINDOWS & SCREENS 14	146014 975000	0.00	0.00	0.00	0.00 0.00
2-58	RELOCATION	149501 000000	226.63	226.63	0.00	226.63 226.63 Construction completed
			232.38	232.38	0.00	232.38 232.38

2-59	INFILL II DWELLING CONSTRUCTION	146001 000000	1,097.27	337.27	(760.00)	337.27	337.27	Construction completed
			<u>1,097.27</u>	<u>337.27</u>	<u>(760.00)</u>	<u>337.27</u>	<u>337.27</u>	

AUSONIA							
2-61	ARCH & ENG	143001 000000	3,000.00	1,200.00	(1,800.00)	1,200.00	1,200.00 Construction Completed
2-61	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00
2-61	ROOFING	146018 000000	500.00	500.00	0.00	500.00	500.00 Construction Completed
2-61	FIRE PROTECTION	146020 000000	9,956.00	9,000.00	(956.00)	9,000.00	9,000.00 Construction Completed
2-61	CARPETING	146021 720000	49,070.76	49,070.76	0.00	49,070.76	49,070.76 Construction Completed
			62,526.76	59,770.76	(2,756.00)	59,770.76	59,770.76

HASSAN							
2-62	ARCH & ENG	143001 000000	10,522.37	5,522.37	(5,000.00)	5,772.37	5,772.37 Construction Completed
2-62	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(250.00)	(250.00)
2-62	SITE IMPROVEMENTS	145011 000000	8,000.00	8,000.00	0.00	8,000.00	8,000.00 Construction Completed
2-62	ELECTRICAL	146015 000000	93,561.65	93,561.65	0.00	93,561.65	93,561.65 Construction Completed
2-62	ROOFING	146018 000000	17,885.00	17,885.00	0.00	17,885.00	17,885.00 Construction Completed
2-62	FIRE PROTECTION	146020 000000	6,302.32	6,302.32	0.00	6,302.32	6,302.32 Construction Completed
2-62	CARPETING	146021 720000	13,886.49	13,886.49	0.00	13,886.49	13,886.49 Construction Completed
			150,157.83	145,157.83	(5,000.00)	145,157.83	145,157.83

SPRNG STREET							
2-70	ARCH & ENG	143001 000000	5,020.18	20.18	(5,000.00)	120.18	120.18 Construction Completed
2-70	SUNDRY PLANNING COST	143019 000000	0.00	0.00	0.00	(100.00)	(100.00)
2-70	SITE IMPROVEMENTS	145011 000000	12,622.20	12,622.20	0.00	12,622.20	12,622.20 Construction Completed
2-70	WATERPROOFING 14	146014 970000	501.00	0.00	(501.00)	0.00	0.00
2-70	ELECTRICAL	146015 000000	2,313.60	2,313.60	0.00	2,313.60	2,313.60 Construction Completed
2-70	HVAC	146016 000000	8,027.00	8,027.00	0.00	8,027.00	8,027.00 Construction Completed
			<u>28,483.98</u>	<u>22,982.98</u>	<u>(5,501.00)</u>	<u>22,982.98</u>	<u>22,982.98</u>

PATRICIA WHITE							
2-71	ARCH & ENG	143001 000000	10,688.00	16,892.57	6,204.57	16,892.57	16,892.57 Construction Completed
2-71	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00
2-71	HVAC	146016 000000	9,975.00	46,570.63	36,595.63	46,570.63	46,570.63 Construction Completed
2-71	ROOFING	146018 000000	0.00	0.00	0.00	0.00	0.00
			20,663.00	63,463.20	42,800.20	63,463.20	63,463.20

ROSLYN APARTMENTS						
2-72	ARCH & ENG	143001 000000	0.00	1,461.20	1,461.20	1,461.20 Construction Completed
2-72	WATERPROOFING 14	146014 970000	0.00	0.00	0.00	0.00
2-72	CARPETING	146021 720000	9,986.20	9,986.20	0.00	9,986.20 Construction Completed
			9,986.20	11,447.40	1,461.20	11,447.40

RUTLAND / EAST SPRINGFIELD									
2-74	ARCH & ENG	143001 000000	3,833.94	3,833.94	0.00	3,833.94	3,833.94	Construction completed	
2-74	STAIRWAYS 30	143001 950000	2,950.00	2,950.00	0.00	2,950.00	2,950.00	Construction completed	
2-74	HVAC	146016 000000	769.55	769.55	0.00	769.55	769.55	Construction completed	
2-74	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	Project postponed	
2-74	HALLS	146021 810000	0.00	0.00	0.00	0.00	0.00		
2-74	RELOCATION MOVING & FAMILY	149501 000000	6,102.00	6,102.00	0.00	6,102.00	6,102.00	Construction completed	
			13,655.49	13,655.49	0.00	13,655.49	13,655.49		

2-77	BELL FLOWER ARCH & ENG	143001 000000	1,614.50	1,614.50	0.00	1,614.50	1,614.50	Construction Completed
			1,614.50	1,614.50	0.00	1,614.50	1,614.50	

COMMONWEALTH							
2-82	ARCH & ENG	143001 000000	1,044.34	1,044.34	0.00	1,044.34	1,044.34 Construction completed
2-82	SITE IMPROVEMENTS	145011 000000	990.00	990.00	0.00	990.00	990.00 Construction completed
2-82	DWELLING CONSTRUCTION	146001 000000	218.00	218.00	0.00	218.00	218.00 Construction completed
2-82	WATERPROOFING 14	146014 970000	180,254.00	180,254.00	0.00	180,254.00	180,254.00 Construction completed
2-82	HVAC	146016 000000	22,134.88	3,964.47	(18,170.41)	3,964.47	3,964.47 Construction completed
2-82	FURNACE & BOILERS	146016 785000	7,402.00	7,402.00	0.00	7,402.00	7,402.00 Construction completed
2-82	ELEVATORS	146021 760000	15,261.52	15,261.52	0.00	15,261.52	15,261.52 Construction completed
2-82	HALLS 60	146021 810000	0.00	0.00	0.00	0.00	0.00 Construction completed
			227,304.74	209,134.33	(18,170.41)	209,134.33	209,134.33

PEABODY SQUARE							
2-83	ARCH & ENG	143001 000000	2,101.78	101.78	(2,000.00)	101.78	101.78 Construction Completed
2-83	WATERPROOFING 14	146014 970000	0.00	0.00	0.00	0.00	0.00
2-83	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00
			<u>2,101.78</u>	<u>101.78</u>	<u>(2,000.00)</u>	<u>101.78</u>	<u>101.78</u>

FRANKLIN FIELD

2-89A	ARCH & ENG	143001 000000	0.00	0.00	0.00	0.00	0.00	Construction completed
2-89A	BUILDING ENV. DESIGN 30	143001 712000	55.00	7,438.51	7,383.51	7,438.51	7,438.51	Construction completed
2-89A	504 COMPLIANCE 30	143001 812000	0.00	9,540.00	9,540.00	9,540.00	9,540.00	Work rebid; to be completed 12/01
2-89A	DOORS	146014 750000	0.00	0.00	0.00	0.00	0.00	
2-89A	WATERPROOFING 14	146014 970000	296.37	296.37	0.00	296.37	296.37	Construction completed
2-89A	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	Cancelled
2-89A	HVAC	146016 000000	8,570.00	26,864.09	18,294.09	26,864.09	26,864.09	Construction completed
2-89A	ROOFING	146018 000000	20,636.47	20,636.47	0.00	20,636.47	20,636.47	Construction completed
			29,557.84	64,775.44	35,217.60	64,775.44	64,775.44	

HIGHLAND PARK							
2-89B	ARCH & ENG	143001 000000	665.00	0.00	(665.00)	0.00	0.00 Construction completed
2-89B	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00	0.00
2-89B	WATERPROOFING 14	146014 970000	0.00	0.00	0.00	0.00	0.00 Project cancelled
2-89B	FURNACE & BOILERS	146016 785000	6,000.00	5,700.00	(300.00)	5,700.00	5,700.00 Construction completed
			6,665.00	5,700.00	(965.00)	5,700.00	5,700.00

JOSEPH MALONE

2-89C	ARCH & ENG	143001 000000	5,469.53	1,460.28	(4,009.25)	1,460.28	1,460.28	Construction Completed
2-89C	ELECTRICAL	146015 000000	0.00	0.00	0.00	0.00	0.00	
			5,469.53	1,460.28	(4,009.25)	1,460.28	1,460.28	

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

PHA Name: Boston Housing Authority	Grant Number and Type: Capital Fund Program Grant No: MA06-P002-708-99 Replacement Housing Factor Grant No:	Federal FY of Grant: FFY99
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☐ Original Annual Statement

☐ Reserve for Disasters/Emergencies

☒ Revised Annual Statement

☒ Performance and Evaluation Report for Period Ended 9/30/01

☐ Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated a/o 9/30/01	Expended a/o 9/30/01
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 10% of line 19)			-	
3	1408 Management Improvements Soft Costs	3,608,285	3,424,449	3,424,449	2,874,268
	1408 Management Improvements Hard Costs				
4	1410 Administration	2,035,712	2,151,309	2,151,309	1,798,345
5	1411 Audit	25,000	25,000	25,000	
6	1415 Liquidated Damages				
7	1430 Fees and Costs	3,069,621	4,971,134	4,971,134	568,971
8	1440 Site Acquisition				-
9	1450 Site Improvement	1,281,314	315,014	315,014	131,877
10	1460 Dwelling Structures	14,848,364	16,922,730	16,922,730	2,144,615
11	1465.1 Dwelling Equipment-Nonexpendable				-
12	1470 Nondwelling Structures	556,319	80,067	80,067	40,708
13	1475 Nondwelling Equipment	352,315	329,956	329,956	297,791
14	1485 Demolition				-
15	1490 Replacement Reserve				-
16	1492 Moving to Work Demonstration				-
17	1495.1 Relocation Costs	263,911	118,334	118,334	105,260
18	1498 Mod Used of Development*	5,432,550	5,432,550	5,432,550	3,265,878
	* per PIH Notice 2001-4 (formerly BLI 1498 under CGP)				
19	1502 Contingency (may not exceed 8% of line 19)	2,297,152			-
20	Amount of Annual Grant (Sum of lines 2-19)	33,770,543	33,770,543	33,770,543	11,227,713
21	Amount of line 20 Related to LPB Testing	990,285	1,714,151	1,714,151	5,019
22	Amount of line 20 Related to Section 504 Compliance	324,263	323,651	323,651	49,406
23	Amount of line 20 Related to Security Soft Costs	1,388,006	843,566	843,566	843,566
	Amount of line 20 Related to Security Hard Costs				
24	Amount of line 20 Related to Energy Conservation Measures				
25	Collateralization Expenses or Debt Service				-

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								U.S. Department of Housing and Urban Development Office of Public and Indian Housing	
PHA Name: Boston Housing Authority			Grant Number and Type: Capital Fund Program Grant No: MA06-P002-708-99 Replacement Housing Factor Grant No:					Federal FY of Grant: 'FY99	
Dev. No Name	General Description of Proposed Work Items	Dev. Account Number	Quantity	Total Estimated Cost			Total Actual Costs		Status of Proposed Work
				Approved	Revised	Difference	Obligated	Expended	

AUTHORITY WIDE

2-00	MANAGEMENT IMPROVEMENTS	140800 000000		62,550.00	121,683.19	59,133.19	121,683.19	49,415.30	
2-00	MIS	140800 410000		255,420.00	247,565.42	(7,854.58)	247,565.42	226,889.92	
2-00	PUBLIC SAFETY	140800 412000		1,388,006.00	843,566.12	(544,439.88)	843,566.12	843,566.12	
2-00	STAFF TRAINING	140800 412003		101,596.00	102,208.73	612.73	102,208.73	88,290.73	
2-00	INTERNAL AUDIT	140800 414000		37,150.00	37,150.43	0.43	37,150.43	37,150.43	
2-00	ELDERLY SERVICES	140800 421000		388,289.00	414,530.98	26,241.98	414,530.98	385,415.68	
2-00	OCCUPANCY	140800 427000		274,313.00	274,313.43	0.43	274,313.43	252,117.11	
2-00	FAMILY SERVICES	140800 768000		299,535.00	697,629.64	398,094.64	697,629.64	308,419.59	
2-00	GRIEVANCE PANEL	140800 807000		58,051.00	50,653.91	(7,397.09)	50,653.91	50,653.91	
2-00	RISK MANAGEMENT	140800 899000		130,361.00	183,136.16	52,775.16	183,136.16	183,136.16	
2-00	RENT COLLECTION	140800 901000		74,247.00	74,246.65	(0.35)	74,246.65	74,246.65	
2-00	VACANCY REHAB	140800 967000		351,120.00	377,763.95	26,643.95	377,763.95	374,966.41	
2-00	YOUTH SERVICES	140800 990000		187,647.00	0.00	(187,647.00)	0.00	0.00	
2-00	ADMINISTRATIVE	141001 000000		2,035,712.00	1,343,333.35	(692,378.65)	1,343,333.35	1,341,167.85	
2-00	INDIRECT NONTECHNICAL SALARIES	141001 000001		0.00	183,864.54	183,864.54	183,864.54	183,864.54	
2-00	LONG DISTANCE TRAVEL	141001 000102		0.00	0.00	0.00	0.00	0.00	
2-00	LEGAL	141004 000000		0.00	280,785.52	280,785.52	280,785.52	43,269.41	
2-00	WORKERS' COMP	141009 001000		0.00	22,903.22	22,903.22	22,903.22	22,903.22	
2-00	INDIRECT WORKERS' COMP	141009 001001		0.00	2,396.36	2,396.36	2,396.36	2,396.36	
2-00	GROUP INSURANCE	141009 002000		0.00	50,957.68	50,957.68	50,957.68	50,957.68	
2-00	INDIRECT GROUP INSURANCE	141009 002001		0.00	13,669.36	13,669.36	13,669.36	13,669.36	
2-00	RETIREMENT	141009 003000		0.00	31,652.13	31,652.13	31,652.13	31,652.13	
2-00	INDIRECT RETIREMENT	141009 003001		0.00	15,320.54	15,320.54	15,320.54	15,320.54	
2-00	UNEMPLOYMENT	141009 004000		0.00	2,643.94	2,643.94	2,643.94	2,643.94	
2-00	INDIRECT UNEMPLOYMENT	141009 004001		0.00	47.23	47.23	47.23	47.23	
2-00	TRAVEL	141010 000000		0.00	24.00	24.00	24.00	24.00	
2-00	LOCAL TRAVEL	141010 000101		0.00	3,063.13	3,063.13	3,063.13	3,063.13	
2-00	LONG DISTANCE TRAVEL	141010 000102		0.00	3,153.62	3,153.62	3,153.62	3,153.62	
2-00	TELEPHONE	141016 000000		0.00	16,996.71	16,996.71	16,996.71	12,961.12	
2-00	SUNDRY ADMINISTRATIVE	141019 000000		0.00	21,303.83	21,303.83	21,303.83	16,608.05	
2-00	XEROX RENTAL AND SUPPLIES	141019 000101		0.00	303.94	303.94	303.94	303.94	
2-00	OFFICE SUPPLIES	141019 000103		0.00	5,419.72	5,419.72	5,419.72	4,704.69	
2-00	CONSULTANTS	141019 000105		0.00	102,300.00	102,300.00	102,300.00	0.00	
2-00	OFFICE EQUIPMENT RENTAL	141019 000108		0.00	136.00	136.00	136.00	136.00	
2-00	ADVERTISING	141019 000110		0.00	48,255.93	48,255.93	48,255.93	46,959.93	
2-00	PUBLICATIONS	141019 000111		0.00	2,538.59	2,538.59	2,538.59	2,538.59	
2-00	MAINTENANCE AGREEMENT	141019 000118		0.00	0.00	0.00	0.00	0.00	
2-00	DATA/TELECOMMUNICATIONS	141019 000137		0.00	240.00	240.00	240.00	0.00	

2-00	AUDIT	141101 000000	25,000.00	25,000.00	0.00	25,000.00	0.00	
2-00	A/E - ASTHMA STUDY	143001 701000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - BASEMENTS	143001 704000	237,450.00	882,467.00	645,017.00	882,467.00	0.00	A/E contract awarded; constr. To begin 6/02
2-00	A/E - BUILDING ENVELOPE	143001 711000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - CONSULTANTS	143001 741000	2,200.00	131.60	(2,068.40)	131.60	131.60	
2-00	A/E - STAIRHALLS	143001 810000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - 504 COMPLIANCE 30	143001 812000	46,135.00	11,214.03	(34,920.97)	11,214.03	11,214.03	
2-00	A/E - LEAD PAINT REMOVAL 30	143001 837000	0.00	256,671.07	256,671.07	256,671.07	17,076.40	A/E contract awarded; constr. To begin 6/02
2-00	A/E - ENVIRONMENTAL HAZARD	143001 838000	3,559.00	16,989.95	13,430.95	16,989.95	2,608.00	Ongoing legal advisors
2-00	A/E - HVAC	143001 816000	30,000.00	0.00	(30,000.00)	0.00	0.00	
2-00	A/E - HEAT & HOT WATER	143001 817000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - ROOFS	143001 904000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - SEWER LINES	143001 929000	0.00	0.00	0.00	0.00	0.00	
2-00	A/E - SMOKE DETECTORS	143001 940000	25,000.00	3,732.00	(21,268.00)	3,732.00	0.00	Work completed
2-00	A/E - STAIRWAYS 30	143001 950000	5,000.00	675.00	(4,325.00)	675.00	675.00	
2-00	A/E - UNDERGROUND STORAGE	143001 966000	574,606.00	314,932.24	(259,673.76)	314,932.24	14,932.24	
2-00	UNDERGROUND STORAGE	145001 000000	250,000.00	15,739.69	(234,260.31)	15,739.69	548.87	Work to be completed 3/02
2-00	OIL TANK	145001 860000	0.00	0.00	0.00	0.00	0.00	
2-00	DWELLING CONSTRUCTION	146001 000000	44,858.00	0.00	(44,858.00)	0.00	0.00	
2-00	BUILDING ENVELOPE	146014 000000	0.00	0.00	0.00	0.00	0.00	
2-00	HVAC	146016 000000	26,981.00	92,005.86	65,024.86	92,005.86	52.52	Central Stores, plumbing supplies
2-00	ROOFING	146018 000000	72,000.00	0.00	(72,000.00)	0.00	0.00	
2-00	BASEMENT IMPROVEMENTS	146019 704000	0.00	0.00	0.00	0.00	0.00	
2-00	FIRE PROTECTION	146020 000000	0.00	0.00	0.00	0.00	0.00	
2-00	SMOKE DETECTORS	146020 940000	0.00	2,066.67	2,066.67	2,066.67	420.00	Work completed
2-00	HALLS 60	146021 810000	0.00	0.00	0.00	0.00	0.00	
2-00	LEAD PAINT ABATEMENT	146021 837000	990,285.40	1,714,150.92	723,865.52	1,714,150.92	5,019.47	Work to be completed 6/02
2-00	ENVIRONMENTAL HAZARD	146021 838000	3,952.40	48,623.38	44,670.98	48,623.38	0.00	
2-00	SEWER LINES 60	146021 929000	0.00	0.00	0.00	0.00	0.00	
2-00	VACANT UNIT REHAB	146021 967000	730,000.00	738,746.17	8,746.17	738,746.17	2,848.85	Work completed
2-00	NON-RESIDENTIAL AREAS	147001 000000	270,000.00	0.00	(270,000.00)	0.00	0.00	
2-00	MANAGEMENT OFFICE	147011 850000	0.00	1,056.97	1,056.97	1,056.97	1,056.97	
2-00	COPIERS/OFFICE EQUIPMENT	147501 000000	71,405.40	21,665.52	(49,739.88)	21,665.52	21,665.52	
2-00	COMPUTERS	147501 742000	105,547.40	127,286.07	21,738.67	127,286.07	125,304.07	
2-00	TELEPHONE	147501 959000	9,800.00	35.05	(9,764.95)	35.05	35.05	
2-00	MAINTENANCE EQUIPMENT	147502 000000	42,500.00	30,625.20	(11,874.80)	30,625.20	442.00	
2-00	VEHICLES	147507 000000	105,507.40	132,789.08	27,281.68	132,789.08	132,789.08	
2-00	RELOCATION	149501 000000	10,000.40	66,022.08	56,021.68	66,022.08	63,039.91	
2-00	MOD USE FOR DEVELOPMENT	149800 000000	0.00	0.00	0.00	0.00	0.00	
2-00	CONTINGENCY	150200 000000	2,167,652.40	0.00	(2,167,652.40)	0.00	0.00	
			11,493,436.80	10,078,383.50	(1,415,053.30)	10,078,383.50	5,072,472.92	

CHARLESTOWN						
2-01	ARCH & ENG	143001 000000	0.00	359,820.45	359,820.45	359,820.45 6,059.52
2-01	HVAC STUDY	143001 816000	0.00	8,900.00	8,900.00	8,900.00 0.00
2-01	A/E UNDERGROUND STORAGE	143001 966000	0.00	3,600.00	3,600.00	3,600.00 3,543.03 Work completed
2-01	SITE GROUNDS	145011 000000	0.00	28,763.00	28,763.00	28,763.00 28,763.00 Work completed
2-01	DWELLING CONSTRUCTION	146001 000000	0.00	2,873.99	2,873.99	2,873.99 0.00
2-01	BUILDING EXTERIOR	146014 000000	0.00	10,576.00	10,576.00	10,576.00 10,576.00 Work completed
2-01	WATERPROOFING	146014 970000	0.00	25,250.21	25,250.21	25,250.21 25,250.21 Work completed
2-01	HVAC	146016 000000	150,924.00	0.00	(150,924.00)	0.00 0.00
2-01	BASEMENT IMPROVEMENTS 60	146019 704000	1,687,431.00	0.00	(1,687,431.00)	0.00 0.00
2-01	FIRE PROTECTION	146020 000000	500,000.00	0.00	(500,000.00)	0.00 0.00
2-01	504 COMPLIANCE	146021 812000	0.00	36,375.90	36,375.90	36,375.90 0.00 Work completed
			2,338,355.00	476,159.55	(1,862,195.45)	476,159.55 74,191.76

MISSION						
2-03	DWELLING CONSTRUCTION	146001 000000	0.00	0.00	0.00	0.00
2-03	MOD USE FOR DEVELOPMENT	149800 000000	2,873,893.00	2,873,893.00	0.00	2,873,893.00
						1,739,490.97
						Project in progress
			<u>2,873,893.00</u>	<u>2,873,893.00</u>	<u>0.00</u>	<u>2,873,893.00</u>
						<u>1,739,490.97</u>

LENOX STREET							
2-04	A/E - HEAT & HOT WATER 30	143001 817000	3,125.00	3,125.00	0.00	3,125.00	2,343.75 Construction completed; closeout in progress
2-04	A/E - SEWER LINES	143001 929000	3,000.00	77,360.00	74,360.00	77,360.00	0.00 A/E under contract; construction begins 3/02
2-04	UNDERGROUND STORAGE TANK	143001 966000	0.00	49,850.00	49,850.00	49,850.00	0.00 A/E under contract; construction begins 4/02
2-04	OIL TANK 50	145001 860000	0.00	0.00	0.00	0.00	0.00 A/E under contract; construction begins 4/02
2-04	SITE GROUNDS	145011 000000	0.00	3,000.00	3,000.00	3,000.00	941.00 Work completed
2-04	HVAC	146016 000000	111,033.00	49,710.00	(61,323.00)	49,710.00	42,845.20 Construction completed; closeout in progress
2-04	FIRE PROTECTION	146020 000000	750,000.00	0.00	(750,000.00)	0.00	0.00 Project rescheduled
2-04	SEWER LINES 60	146021 929000	64,200.00	0.00	(64,200.00)	0.00	0.00 A/E under contract; construction begins 3/02
			931,358.00	183,045.00	(748,313.00)	183,045.00	46,129.95

ORCHARD PARK							
2-05	MOD USE FOR DEVELOPMENT	149800 000000	1,187,230.00	1,187,230.00	0.00	1,187,230.00	1,149,925.32 Work in progress
2-05	SOIL REMEDIATION	149800 000102	1,371,427.00	1,371,427.01	0.01	1,371,427.01	376,461.93 Work at or near completion.
2-05	RELOCATION	149501 000000	1,389.00	0.00	(1,389.00)	0.00	0.00
			<u>2,560,046.00</u>	<u>2,558,657.01</u>	<u>(1,388.99)</u>	<u>2,558,657.01</u>	<u>1,526,387.25</u>

CATHEDRAL							
2-06	ARCH & ENG	143001 000000	121,605.50	197,153.39	75,547.89	197,153.39	3,743.21 Five contracts; work in construction
2-06	A/E - BUILDING ENVELOPE STUDY	143001 711000	5,000.00	999.00	(4,001.00)	999.00	0.00 Construction completed
2-06	A/E - BUILDING ENVELOPE DESIGN	143001 712000	0.00	13,125.00	13,125.00	13,125.00	13,125.00 Site closure pending
2-06	A/E - UNDERGROUND STORAGE	143001 966000	53,000.00	44,500.00	(8,500.00)	44,500.00	16,363.12
2-06	DWELLING CONSTRUCTION	146001 000000	51,831.00	127,121.95	75,290.95	127,121.95	81.55 Work completed; litigation pending
2-06	BUILDING ENVELOPE	146014 000000	0.00	3,508,929.60	3,508,929.60	3,508,929.60	7,015.05 Three contracts in construction; to be completed Spring '02
2-06	WINDOWS & SCREENS	146014 975000	0.00	0.00	0.00	0.00	0.00
2-06	UNIT REHAB	146021 967000	2,197,231.00	1,809,032.56	(388,198.44)	1,809,032.56	458,800.98 Work underway and ongoing
			2,428,667.50	5,700,861.50	3,272,194.00	5,700,861.50	499,128.91

HEATH STREET							
2-07	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(150.00)	(150.00)
2-07	ARCH & ENG	143001 000000	3,200.00	0.00	(3,200.00)	0.00	0.00
2-07	A/E - STAIRS	143001 950000	88,913.00	88,913.00	0.00	88,913.00	16,625.00 A/E under contract; construction to begin 4/02
2-07	A/E - UST	143001 966000	70,377.00	31,381.50	(38,995.50)	31,531.50	0.00 A/E under contract; construction to begin 4/02
2-07	OIL TANK	145001 860000	0.00	33,000.00	33,000.00	33,000.00	18,075.21 A/E under contract; construction to begin 4/02
2-07	HVAC	146016 000000	9,000.00	0.00	(9,000.00)	0.00	0.00 Not needed
			171,490.00	153,294.50	(18,195.50)	153,294.50	34,550.21

MAVERICK						
2-08	ARCH & ENG	143001 000000	0.00	43,110.83	43,110.83	43,210.83 11,896.00 HVAC upgrades in progress
2-08	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(100.00) (100.00)
2-08	EXTRA ARCH FEES	143002 000000	80,000.00	99,731.07	19,731.07	99,731.07 4,399.00 Consultant work completed
2-08	HVAC	146016 000000	30,000.00	0.00	(30,000.00)	0.00 0.00
2-08	FURNACE & BOILERS	146016 785000	140,000.00	85,258.43	(54,741.57)	85,258.43 7,249.92 Construction completed 12/01
2-08	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00 0.00
2-08	RELOCATION	149501 000000	30,000.00	0.00	(30,000.00)	0.00 0.00 Not needed
			280,000.00	228,100.33	(51,899.67)	228,100.33 23,444.92

FRANKLIN HILL							
2-09	ARCH & ENG	143001 000000	27,964.00	53,901.93	25,937.93	53,951.93	1,168.56 Work completed
2-09	A/E - HVAC	143001 816000	0.00	7,900.00	7,900.00	7,900.00	0.00
2-09	A/E - UNDERGROUND STORAGE	143001 966000	52,000.00	42,003.92	(9,996.08)	42,003.92	0.00 A/E under contract; construction to begin 4/02
2-09	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(50.00)	(50.00)
2-09	DWELLING CONSTRUCTION	146001 000000	9,367.00	0.00	(9,367.00)	0.00	0.00 Project cancelled
2-09	ELECTRICAL	146015 000000	10,000.00	0.00	(10,000.00)	0.00	0.00 Project cancelled
2-09	HVAC	146016 000000	40,000.00	0.00	(40,000.00)	0.00	0.00 Project cancelled
2-09	HALLS 60	146021 810000	40,340.00	0.00	(40,340.00)	0.00	0.00 Project rescheduled
2-09	504 COMPLIANCE 60	146021 812000	26,131.00	0.00	(26,131.00)	0.00	0.00 Not needed
2-09	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
2-09	RELOCATION	149501 000000	40,168.00	0.00	(40,168.00)	0.00	0.00 Not needed
			245,970.00	103,805.85	(142,164.15)	103,805.85	1,118.56

WHITTIER STREET							
2-11	ARCH & ENG	143001 000000	30,943.42	22,455.00	(8,488.42)	22,455.00	6,705.00 Construction to be completed 7/02
2-11	STATE CONSTRUCTION CONTRACT	145001 000000	0.00	19,325.00	19,325.00	19,325.00	13,211.00 Work completed
2-11	DWELLING CONSTRUCTION	146001 000000	0.00	9,600.00	9,600.00	9,600.00	9,600.00 Construction completed
2-11	ELECTRICAL	146015 000000	199,793.17	5.56	(199,787.61)	5.56	5.56
2-11	ROOFS	146018 000000	20,000.00	0.00	(20,000.00)	0.00	0.00 A/E to be selected 2/02
2-11	NON-DWELLING	147001 000000	16,005.00	0.00	(16,005.00)	0.00	0.00 Not needed
2-11	RELOCATION	149501 000000	20,000.00	0.00	(20,000.00)	0.00	0.00 Not needed
			286,741.59	51,385.56	(235,356.03)	51,385.56	29,521.56

WASHINGTON-BEECH							
2-13	VACANCY REHAB	140800 967000	0.00	0.00	0.00	0.00	0.00
2-13	ARCH & ENG	143001 000000	2,515.37	139,680.21	137,164.84	139,780.21	2,243.31 Two contracts in design. Three completed
2-13	HVAC STUDY 30	143001 816000	220,000.00	169,000.00	(51,000.00)	169,000.00	51,000.00 A/E under contract; construction to begin 8/02
2-13	ENVIRONMENTAL HAZ 30	143001 838000	1,111.52	36,100.00	34,988.48	36,100.00	23,710.15 Construction completed; final closeout w/DEP by 12/01
2-13	EXTRA ARCH FEES	143002 000000	133,300.00	4,750.00	(128,550.00)	4,750.00	4,390.00 Work completed
2-13	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(100.00)	(100.00)
2-13	OIL TANK	145001 860000	230,000.00	0.00	(230,000.00)	0.00	0.00 Not needed
2-13	SITE GROUNDS	145011 000000	350,573.40	15,859.37	(334,714.03)	15,859.37	15,416.27 Construction completed; closeout underway
2-13	HVAC	146016 000000	0.00	0.00	0.00	0.00	0.00
			937,500.29	365,389.58	(572,110.71)	365,389.58	96,659.73

BROMLEY							
2-19	ARCH & ENG	143001 000000	17,760.85	11,309.30	(6,451.55)	11,309.30	4,280.00 Work completed; closeout in progress
2-19	A/E - HVAC	143001 816000	0.00	4,000.00	4,000.00	4,000.00	0.00
2-19	A/E - STAIRS	143001 950000	56,324.00	56,324.00	0.00	56,324.00	10,925.00 A/E under contract; construction to begin 4/02
2-19	A/E - UST	143001 966000	0.00	31,531.50	31,531.50	31,531.50	0.00 A/E under contract; construction to begin 4/02
2-19	OIL TANK	145001 860000	0.00	22,000.00	22,000.00	22,000.00	5,289.50 A/E under contract; construction to begin 4/02
2-19	DWELLING CONSTRUCTION	146001 000000	0.00	20,661.00	20,661.00	20,661.00	20,661.00 Construction completed
2-19	HVAC	146016 000000	97,109.55	15,276.18	(81,833.37)	15,276.18	6,257.44 Construction completed; closeout in progress
2-19	504 COMPLIANCE 60	146021 812000	52,650.00	29,187.52	(23,462.48)	29,187.52	23,906.13 Construction completed; closeout in progress
2-19	SPRINKLERS	146021 948000	114,913.07	118,061.65	3,148.58	118,061.65	105,246.55 Construction completed; closeout in progress
2-19	RELOCATION	149501 000000	27,135.00	0.00	(27,135.00)	0.00	0.00 Not needed
			365,892.47	308,351.15	(57,541.32)	308,351.15	176,565.62

MARY ELLEN McCORMACK						
2-23	VACANCY REHAB	140800 967000	0.00	0.00	0.00	0.00
2-23	ARCH & ENG	143001 000000	13,278.12	70,536.95	57,258.83	70,536.95
2-23	A/E STAIRS	143001 950000	76,601.00	76,601.00	0.00	76,601.00
2-23	A/E UNDERGROUND STORAGE	143001 966000	100,000.00	42,826.35	(57,173.65)	42,826.35
2-23	OIL TANK 50	145001 860000	0.00	43,733.00	43,733.00	43,733.00
2-23	ELECTRICAL	146015 000000	0.00	403,841.83	403,841.83	403,841.83
2-23	HVAC	146016 000000	0.00	419.01	419.01	419.01
2-23	ROOFING	146018 000000	1,398,600.00	1,599,000.00	200,400.00	1,599,000.00
2-23	504 COMPLIANCE	146021 812000	0.00	1,000.00	1,000.00	1,000.00
2-23	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00
			1,588,479.12	2,237,958.14	649,479.02	2,237,958.14
						31,024.19

OLD COLONY							
2-24	ARCH & ENG	143001 000000	79,300.00	60,119.41	(19,180.59)	60,619.41	30,219.41 Construction to be completed 2/02
2-24	A/E - ROOFS	143001 904000	192,000.00	213,600.00	21,600.00	213,600.00	0.00 A/E under contract; construction to begin 4/02
2-24	SMOKE DETECTORS 30	143001 940000	200,000.00	182,100.00	(17,900.00)	182,100.00	91,050.00 Construction to be completed 10/02
2-24	A/E STAIRS	143001 950000	28,162.00	28,162.00	0.00	28,162.00	5,225.00 A/E under contract; construction to begin 4/02
2-24	A/E - UST	143001 966000	0.00	139,080.00	139,080.00	139,080.00	0.00 Not needed
2-24	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(500.00)	(500.00)
2-24	OIL TANK 50	145001 860000	300,000.00	73,941.00	(226,059.00)	73,941.00	12,851.52 Construction to be completed 7/02
2-24	SITE GROUNDS	145011 000000	0.00	4,065.00	4,065.00	4,065.00	4,065.00 Construction completed
2-24	HVAC	146016 000000	90.00	87.50	(2.50)	87.50	87.50 Construction completed
2-24	ROOFING	146018 000000	828,154.80	0.00	(828,154.80)	0.00	0.00 A/E under contract; construction to begin 4/02
2-24	FIRE PROTECTION AND SAFETY	146020 000000	0.00	861,530.16	861,530.16	861,530.16	0.00 Construction to be completed 10/02
2-24	HALLS	146021 810000	194,083.61	48,372.81	(145,710.80)	48,372.81	28,716.66 Construction to be completed 10/02
2-24	504 COMPLIANCE	146021 812000	3,412.91	0.00	(3,412.91)	0.00	0.00 Not needed
2-24	RELOCATION	149501 000000	102,418.64	25,021.42	(77,397.22)	25,021.42	18,933.44 Construction completed
2-24	CONTINGENCY	150200 000000	129,500.00	0.00	(129,500.00)	0.00	0.00
			<u>2,057,121.96</u>	<u>1,636,079.30</u>	<u>(421,042.66)</u>	<u>1,636,079.30</u>	<u>190,648.53</u>

2-25 BICKFORD STREET
A/E - ENVIRONMENTAL HAZARD

143001 838000

0.00	1,475.00	1,475.00	1,475.00	1,475.00	Construction completed
0.00	1,475.00	1,475.00	1,475.00	1,475.00	

MARGARET COLLINS							
2-26	SITE IMPROVEMENTS	145011 000000	8,396.94	500.00	(7,896.94)	500.00	500.00 Construction completed
2-26	HVAC	146016 000000	0.00	1,378.85	1,378.85	1,378.85	0.00
2-26	ENVIRONMENTAL HAZARD	146021 838000	1,203.06	1,203.06	0.00	1,203.06	1,203.06 Construction completed
			<u>9,600.00</u>	<u>3,081.91</u>	<u>(6,518.09)</u>	<u>3,081.91</u>	<u>1,703.06</u>

ANAPOLIS							
2-27	ARCH & ENG	143001 000000	0.00	5,450.00	5,450.00	5,450.00	5,450.00 Construction completed
2-27	WATERPROOFING 14	146014 970000	22,619.00	0.00	(22,619.00)	0.00	0.00
2-27	ELECTRICAL	146015 000000	5,000.00	0.00	(5,000.00)	0.00	0.00
2-27	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			<u>27,619.00</u>	<u>5,450.00</u>	<u>(22,169.00)</u>	<u>5,450.00</u>	<u>5,450.00</u>

ASHMONT							
2-28	ARCH & ENG	143001 000000	190.00	330.50	140.50	330.50	0.00
2-28	DOORS	146014 750000	2,479.21	0.00	(2,479.21)	0.00	0.00
2-28	ELECTRICAL	146015 000000	5,000.00	382.88	(4,617.12)	382.88	382.88
2-28	NON-RESIDENTIAL AREAS	147001 000000	0.00	7,800.00	7,800.00	7,800.00	7,800.00
			<u>7,669.21</u>	<u>8,513.38</u>	<u>844.17</u>	<u>8,513.38</u>	<u>8,182.88</u>

Construction completed
Construction completed

	HOLGATE						
2-29	A/E	143001 000000	0.00	12,836.70	12,836.70	12,836.70	0.00
2-29	SITE	145011 000000	43,467.00	600.00	(42,867.00)	600.00	600.00 Construction completed
2-29	ELECTRICAL	146015 000000	4,710.00	0.00	(4,710.00)	0.00	0.00
2-29	HVAC	146016 000000	175,000.00	14,673.90	(160,326.10)	14,673.90	14,673.90 Construction completed
2-29	ROOFS	146018 000000	0.00	16,409.50	16,409.50	16,409.50	16,409.50 Construction completed
2-29	FIRE PROTECTION	146020 000000	1,749.11	0.00	(1,749.11)	0.00	0.00
2-29	NON-RESIDENTIAL AREAS	147001 000000	0.00	4,450.00	4,450.00	4,450.00	0.00
			224,926.11	48,970.10	(175,956.01)	48,970.10	31,683.40

FOLEY							
2-30	A/E	143001 000000	2,056.60	8,418.37	6,361.77	8,518.37	4,368.60 Construction completed
2-30	SUNDRY PLANNING	143019 000000	0.00	50.00	50.00	(50.00)	(50.00)
2-30	HVAC	146016 000000	636,281.00	436,929.54	(199,351.46)	436,929.54	351,275.54 Construction completed
2-30	ROOFS	146018 000000	1,088.50	14,248.50	13,160.00	14,248.50	10,553.50 Construction completed
2-30	FIRE PROTECTION	146020 000000	3,297.85	0.00	(3,297.85)	0.00	0.00
2-30	OTHER	146021 000000	0.00	0.00	0.00	0.00	0.00
2-30	WATERPROOFING 21	146021 970000	24,183.70	0.00	(24,183.70)	0.00	0.00
2-30	NON-RESIDENTIAL AREAS	147001 000000	44,786.52	16,826.41	(27,960.11)	16,826.41	16,826.41 Construction completed
			711,694.17	476,472.82	(235,221.35)	476,472.82	382,974.05

GROVELAND							
2-32	A/E	143001 000000	15,024.00	16,038.80	1,014.80	16,038.80	15,026.66 Construction completed
2-32	A/E - BUILDING ENVELOPE	143001 711000	0.00	380.00	380.00	380.00	380.00 Construction completed
2-32	SITE IMPROVEMENTS	145011 000000	23,504.00	8,951.12	(14,552.88)	8,951.12	3,871.04 Construction completed
2-32	ELECTRICAL	146015 000000	8,386.00	1,500.00	(6,886.00)	1,500.00	1,500.00 Construction completed
2-32	HVAC	146016 000000	0.00	274.62	274.62	274.62	0.00
2-32	NON-RESIDENTIAL AREAS	147001 000000	98,000.00	28,135.30	(69,864.70)	28,135.30	11,510.83 Construction completed
			<u>144,914.00</u>	<u>55,279.84</u>	<u>(89,634.16)</u>	<u>55,279.84</u>	<u>32,288.53</u>

DAVISON
2-34 ARCH & ENG
2-34 NON-RESIDENTIAL AREAS

143001 000000
147001 000000

0.00	2,419.00	2,419.00	2,419.00	950.00	Construction completed
25,000.00	18,285.00	(6,715.00)	18,285.00	0.00	
25,000.00	20,704.00	(4,296.00)	20,704.00	950.00	

WASHINGTON							
2-35	ARCH & ENG	143001 000000	8,088.96	8,088.96	0.00	8,088.96	8,088.96 Construction completed
2-35	ELECTRICAL	146015 000000	0.00	3,850.00	3,850.00	3,850.00	3,850.00 Construction completed
2-35	HVAC	146016 000000	14,845.16	0.00	(14,845.16)	0.00	0.00
2-35	ROOFS	146018 000000	0.00	90,669.05	90,669.05	90,669.05	0.00
2-35	FIRE PROTECTION	146020 000000	13,584.78	548.65	(13,036.13)	548.65	548.65 Construction completed
2-35	504 COMPLIANCE	146021 812000	22,000.00	5,812.50	(16,187.50)	5,812.50	0.00
2-35	MAINTENANCE EQUIPMENT	147502 000000	17,555.00	17,555.00	0.00	17,555.00	17,555.00 Construction completed
			76,073.90	126,524.16	50,450.26	126,524.16	30,042.61

WEST NINTH STREET							
2-36	ARCH & ENG	143001 000000	17,906.00	6,344.66	(11,561.34)	6,344.66	5,818.65 Construction completed
2-36	HVAC	146016 000000	268,257.33	211,369.23	(56,888.10)	211,369.23	188,042.23 Construction completed
2-36	NON-RESIDENTIAL AREAS	147001 000000	12,171.07	0.00	(12,171.07)	0.00	0.00
			<u>298,334.40</u>	<u>217,713.89</u>	<u>(80,620.51)</u>	<u>217,713.89</u>	<u>193,860.88</u>

JJ CARROLL
2-37 A/E
2-37 ELECTRICAL
2-37 ROOFS

143001 000000
146015 000000
146018 000000

0.00	0.00	0.00	0.00	0.00
19,073.00	0.00	(19,073.00)	0.00	0.00
0.00	1,225.00	1,225.00	1,225.00	1,225.00
19,073.00	1,225.00	(17,848.00)	1,225.00	1,225.00

Construction completed

MEADE							
2-38	SITE GROUNDS	145011 000000	2,880.00	2,880.00	0.00	2,880.00	2,880.00 Construction completed
2-38	HVAC	146016 000000	9,048.00	0.00	(9,048.00)	0.00	0.00
			<u>11,928.00</u>	<u>2,880.00</u>	<u>(9,048.00)</u>	<u>2,880.00</u>	<u>2,880.00</u>

	MARTIN LUTHER KING							
2-40	A/E	143001 000000	52,961.79	26,851.52	(26,110.27)	26,851.52	18,068.60	Construction completed
2-40	ELECTRICAL	146015 000000	44,726.01	900.00	(43,826.01)	900.00	900.00	Construction completed
2-40	HVAC	146016 000000	363,995.33	141,894.30	(222,101.03)	141,894.30	83,324.30	Construction completed
2-40	NON-RESIDENTIAL AREAS	147001 000000	5,356.44	3,077.87	(2,278.57)	3,077.87	3,077.87	Construction completed
			<u>467,039.57</u>	<u>172,723.69</u>	<u>(294,315.88)</u>	<u>172,723.69</u>	<u>105,370.77</u>	

EVA WHITE							
2-41	A/E	143001 000000	17,867.00	15,186.58	(2,680.42)	15,186.58	7,788.80 Construction completed
2-41	SITE GROUND	145011 000000	2,228.13	2,228.13	0.00	2,228.13	2,228.13 Construction completed
2-41	ELECTRICAL	146015 000000	36,209.94	0.00	(36,209.94)	0.00	0.00
2-41	WATERPROOFING 21	146021 970000	90,000.00	0.00	(90,000.00)	0.00	0.00
			<u>146,305.07</u>	<u>17,414.71</u>	<u>(128,890.36)</u>	<u>17,414.71</u>	<u>10,016.93</u>

WALNUT PARK							
2-42	ARCH & ENG	143001 000000	12,239.38	0.00	(12,239.38)	0.00	0.00
2-42	WINDOWS & SCREENS 14	146014 975000	5,065.00	5,065.00	0.00	5,065.00	4,597.80 Construction completed
2-42	HVAC	146016 000000	50,000.00	0.00	(50,000.00)	0.00	0.00
2-42	ROOFS	146018 000000	0.00	26,015.00	26,015.00	26,015.00	14,765.08 Construction completed
			<u>67,304.38</u>	<u>31,080.00</u>	<u>(36,224.38)</u>	<u>31,080.00</u>	<u>19,362.88</u>

FREDERICK DOUGLASS							
2-44A	ARCH & ENG	143001 000000	15,299.30	8,787.78	(6,511.52)	8,787.78	5,689.28 Construction completed
2-44A	ELECTRICAL	146015 000000	7,970.00	0.00	(7,970.00)	0.00	0.00
2-44A	PLUMBING	146017 000000	0.00	254.68	254.68	254.68	254.68 Construction completed
2-44A	WATERPROOFING 21	146021 970000	60,000.00	0.00	(60,000.00)	0.00	0.00
2-44A	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			<u>83,269.30</u>	<u>9,042.46</u>	<u>(74,226.84)</u>	<u>9,042.46</u>	<u>5,943.96</u>

155 NORTH HAMPTON							
2-44B	ARCH & ENG	143001 000000	16,731.00	12,050.00	(4,681.00)	12,050.00	0.00
2-44B	ELECTRICAL	146015 000000	34,999.00	0.00	(34,999.00)	0.00	0.00
2-44B	WATERPROOFING 21	146021 970000	62,660.00	0.00	(62,660.00)	0.00	0.00
2-44B	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			<u>114,390.00</u>	<u>12,050.00</u>	<u>(102,340.00)</u>	<u>12,050.00</u>	<u>0.00</u>

WASHINGTON MANOR							
2-44C	ARCH & ENG	143001 000000	18,284.50	18,575.00	290.50	18,575.00	10,793.00 Construction completed
2-44C	ELECTRICAL	146015 000000	20,000.00	0.00	(20,000.00)	0.00	0.00
2-44C	WATERPROOFING 21	146021 970000	45,000.00	0.00	(45,000.00)	0.00	0.00
2-44C	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			<u>83,284.50</u>	<u>18,575.00</u>	<u>(64,709.50)</u>	<u>18,575.00</u>	<u>10,793.00</u>

AMORY STREET							
2-45	ARCH & ENG	143001 000000	21,185.44	16,828.98	(4,356.46)	16,828.98	8,134.05 Construction completed
2-45	SITE IMPROVEMENTS	145011 000000	35,725.06	0.00	(35,725.06)	0.00	0.00
2-45	DOORS	146014 750000	84,221.95	341.00	(83,880.95)	341.00	0.00
2-45	ELECTRICAL	146015 000000	28,845.97	24,633.35	(4,212.62)	24,633.35	24,170.35 Construction completed
2-45	HVAC	146016 000000	100,000.00	58,789.29	(41,210.71)	58,789.29	1,459.29 Construction completed
2-45	ROOFS	146018 000000	0.00	280,739.12	280,739.12	280,739.12	0.00 Construction to be completed
2-45	NON DWELLING CONSTRUCTION	147001 000000	0.00	435.55	435.55	435.55	435.55 Construction completed
			269,978.42	381,767.29	111,788.87	381,767.29	34,199.24

GENERAL WARREN							
2-47	ARCH & ENG	143001 000000	5,200.00	6,675.73	1,475.73	6,675.73	3,346.98 Project Posyponed
2-47	NON-RESIDENTIAL AREAS	147001 000000	85,000.00	0.00	(85,000.00)	0.00	0.00
			<u>90,200.00</u>	<u>6,675.73</u>	<u>(83,524.27)</u>	<u>6,675.73</u>	<u>3,346.98</u>

TORRE UNIDAD							
2-49	ARCH & ENG	143001 000000	39,163.85	13,616.74	(25,547.11)	13,666.74	3,440.00 Construction completed
2-49	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(50.00)	(50.00)
2-49	SITE GROUNDS	145011 000000	1,465.00	6,000.00	4,535.00	6,000.00	6,000.00 Construction completed
2-49	WATERPROOFING 21	146021 970000	47,000.00	0.00	(47,000.00)	0.00	0.00
2-49	WINDOWS & SCREENS 14	146014 975000	9,020.00	9,020.00	0.00	9,020.00	8,187.97 Construction completed
2-49	PLUMBING	146017 000000	25,125.25	0.00	(25,125.25)	0.00	0.00
2-49	FIRE PROTECTION	146020 000000	5,940.00	5,940.00	0.00	5,940.00	5,940.00 Construction completed
2-49	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			127,714.10	34,576.74	(93,137.36)	34,576.74	23,517.97

ROCKLAND								
2-50	ARCH & ENG	143001 000000	19,320.51	19,320.51	0.00	19,320.51	12,627.50	Construction completed
2-50	WINDOWS & SCREENS 14	146014 975000	2,190.00	2,190.00	0.00	2,190.00	1,987.98	Construction completed
2-50	ELECTRICAL	146015 000000	7,500.00	330.00	(7,170.00)	330.00	330.00	Construction completed
2-50	ELEVATORS	146021 760000	6,500.00	0.00	(6,500.00)	0.00	0.00	
2-50	504 COMPLIANCE 60	146021 812000	6,500.00	5,812.50	(687.50)	5,812.50	0.00	
2-50	ASBESTOS REMOVAL	146021 830000	50,000.00	0.00	(50,000.00)	0.00	0.00	Project Postponed
2-50	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00	
			92,010.51	27,653.01	(64,357.50)	27,653.01	14,945.48	

CODMAN							
2-51	ARCH & ENG	143001 000000	13,400.93	9,666.00	(3,734.93)	9,666.00	2,750.00 Construction completed
2-51	SITE IMPROVEMENTS	145011 000000	0.00	0.00	0.00	0.00	0.00
2-51	WATERPROOFING 14	146014 970000	15,000.00	0.00	(15,000.00)	0.00	0.00
2-51	ELECTRICAL	146015 000000	9,043.77	0.00	(9,043.77)	0.00	0.00
			<u>37,444.70</u>	<u>9,666.00</u>	<u>(27,778.70)</u>	<u>9,666.00</u>	<u>2,750.00</u>

HERITAGE							
2-52	ARCH & ENG	143001 000000	51,029.40	42,129.16	(8,900.24)	42,129.16	5,087.96 Construction completed
2-52	SITE	145011 000000	21,696.47	23,041.34	1,344.87	23,041.34	16,149.34 Construction completed
2-52	BATHROOM	146012 000000	0.00	24.95	24.95	24.95	24.95 Construction completed
2-52	HVAC	146016 000000	0.00	20,520.00	20,520.00	20,520.00	10,220.00 Construction completed
2-52	PLUMBING	146017 000000	85,873.09	1,014.74	(84,858.35)	1,014.74	0.00 Construction completed
2-52	ROOFS	146018 000000	0.00	93,998.06	93,998.06	93,998.06	0.00 Construction completed
2-52	FIRE PROTECTION AND SAFETY	146020 000000	0.00	0.00	0.00	0.00	0.00
			158,598.96	180,728.25	22,129.29	180,728.25	31,482.25

ST. BOTOLPH							
2-53	A/E	143001 000000	3,959.00	12,014.00	8,055.00	12,114.00	10,674.40 Construction completed
2-53	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(100.00)	(100.00)
2-53	WINDOWS & SCREENS 14	146014 975000	21,355.00	0.00	(21,355.00)	0.00	0.00
2-53	ELECTRICAL	146015 000000	9,590.00	9,590.00	0.00	9,590.00	795.00 Construction completed
2-53	PLUMBING	146017 000000	17,500.00	8,535.27	(8,964.73)	8,535.27	8,535.27 Construction completed
2-53	HALLS 60	146021 810000	0.00	997.00	997.00	997.00	0.00 Construction completed
2-53	504 COMPLIANCE 60	146021 812000	9,000.00	5,812.50	(3,187.50)	5,812.50	0.00 Construction completed
			61,404.00	36,948.77	(24,455.23)	36,948.77	19,904.67

	PASCIUCCO							
2-54	ARCH & ENG	143001 000000	12,151.00	12,151.00	0.00	12,151.00	4,450.50	Construction completed
2-54	WATERPROOFING 14	146014 970000	10,000.00	0.00	(10,000.00)	0.00	0.00	
2-54	ELECTRICAL	146015 000000	24,375.00	985.00	(23,390.00)	985.00	985.00	Construction completed
2-54	HVAC	146016 000000	37,347.94	0.00	(37,347.94)	0.00	0.00	
2-54	504 COMPLIANCE 60	146021 812000	9,000.00	5,812.50	(3,187.50)	5,812.50	0.00	Construction completed
			92,873.94	18,948.50	(73,925.44)	18,948.50	5,435.50	

INFILL I							
2-56	ENVIRONMENTAL HAZARD 30	143001 838000	0.00	36,750.00	36,750.00	36,750.00	0.00 Has to remain obligated until disposition
2-56	RELOCATION	149501 000000	32,800.00	12,663.20	(20,136.80)	12,663.20	9,389.20 Project in planning
			<u>32,800.00</u>	<u>49,413.20</u>	<u>16,613.20</u>	<u>49,413.20</u>	<u>9,389.20</u>

INFILL II							
2-59	ENVIRONMENTAL HAZARD 30	143001 838000	0.00	3,950.00	3,950.00	3,950.00	0.00 Has to remain obligated until disposition
2-59	DWELLING CONSTRUCTION	146001 000000	0.00	760.00	760.00	760.00	0.00 Project in planning
2-59	RELOCATION	149501 000000	0.00	14,628.00	14,628.00	14,628.00	13,897.00 Project in planning
			0.00	19,338.00	19,338.00	19,338.00	13,897.00

LOWER MILLS							
2-57	A/E	143001 000000	10,568.00	9,820.21	(747.79)	9,820.21	1,968.46 Construction completed
2-57	ELECTRICAL	146015 000000	25,000.00	19,503.46	(5,496.54)	19,503.46	19,503.46 Construction completed
2-57	HVAC	146016 000000	6,820.40	0.00	(6,820.40)	0.00	0.00
2-57	504 COMPLIANCE 60	146021 812000	9,000.00	5,812.50	(3,187.50)	5,812.50	0.00 Construction completed
			<u>51,388.40</u>	<u>35,136.17</u>	<u>(16,252.23)</u>	<u>35,136.17</u>	<u>21,471.92</u>

WEST NEWTON STREET						
2-58	ARCH & ENG	143001 000000	4,095.00	0.00	(4,095.00)	0.00
2-58	BUILDING ENV. DESIGN 30	143001 712000	0.00	101,000.00	101,000.00	0.00
2-58	A/E STAIRS	143001 950000	11,500.00	10,500.00	(1,000.00)	10,500.00
2-58	FIRE PROTECTION	146020 000000	250,000.00	0.00	(250,000.00)	0.00
			265,595.00	111,500.00	(154,095.00)	111,500.00
						5,650.00

A/E under contract; construction to begin 4/02
 Construction to be completed 4/02
 A/E to be selected 1/02

AUSONIA							
2-61	ARCH & ENG	143001 000000	0.00	5,200.00	5,200.00	5,200.00	2,200.00 Construction completed
2-61	HVAC	146016 000000	3,888.20	0.00	(3,888.20)	0.00	0.00
2-61	ROOFS	146018 000000	0.00	7,007.41	7,007.41	7,007.41	5,982.41 Construction completed
2-61	504 COMPLIANCE 60	146021 812000	11,000.00	5,812.50	(5,187.50)	5,812.50	0.00 Construction completed
			14,888.20	18,019.91	3,131.71	18,019.91	8,182.41

HASSAN							
2-62	ARCH & ENG	143001 000000	11,344.00	16,344.00	5,000.00	16,344.00	50.00 Construction completed
2-62	BUILDING ENVELOPE DESIGN 30	143001 712000	0.00	32,500.00	32,500.00	32,500.00	0.00 Construction completed
2-62	SITE GROUNDS	145011 000000	11,377.53	11,387.53	10.00	11,387.53	487.53 Construction completed
2-62	ELECTRICAL	146015 000000	4,595.22	4,595.22	0.00	4,595.22	4,595.22 Construction completed
2-62	HVAC	146016 000000	5,113.62	4,839.00	(274.62)	4,839.00	4,839.00 Construction completed
2-62	ELEVATORS	146021 720000	109,643.56	0.00	(109,643.56)	0.00	0.00 Construction to be completed
2-62	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			142,073.93	69,665.75	(72,408.18)	69,665.75	9,971.75

SPRING STREET
2-70 ARCH & ENG
2-70 WATERPROOFING 14

143001 000000
146014 970000

0.00	5,000.00	5,000.00	5,000.00	0.00	Construction completed
0.00	501.00	501.00	501.00	501.00	Construction completed
0.00	5,501.00	5,501.00	5,501.00	501.00	

PATRICIA WHITE							
2-71	ARCH & ENG	143001 000000	8,733.74	10,754.97	2,021.23	10,804.97	1,272.17 Construction completed
2-71	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	(50.00)	(50.00)
2-71	KITCHEN	146011 000000	0.00	25,655.50	25,655.50	25,655.50	25,655.50 Construction completed
2-71	HVAC	146016 000000	321,366.34	203,861.20	(117,505.14)	203,861.20	103,112.20 Construction completed
2-71	ROOFING	146018 000000	0.00	17,195.50	17,195.50	17,195.50	4,245.50 Construction completed
			<u>330,100.08</u>	<u>257,467.17</u>	<u>(72,632.91)</u>	<u>257,467.17</u>	<u>134,235.37</u>

	ROSLYN							
2-72	A/E	143001 000000	14,332.33	22,231.13	7,898.80	22,231.13	0.00	Construction completed
2-72	ROOFS	146018 000000	0.00	239,023.26	239,023.26	239,023.26	0.00	Construction completed
2-72	CARPETS	146021 720000	643.27	643.27	0.00	643.27	643.27	Construction completed
2-72	504 COMPLIANCE 60	146021 812000	13,000.00	5,812.50	(7,187.50)	5,812.50	0.00	Construction completed
			<u>27,975.60</u>	<u>267,710.16</u>	<u>239,734.56</u>	<u>267,710.16</u>	<u>643.27</u>	

RUTLAND / EAST SPRINGFIELD							
2-74	A/E STAIRS	143001 950000	22,000.00	20,000.00	(2,000.00)	20,000.00	11,954.97 Construction to be completed 1/02
2-74	FIRE PROTECTION	146020 000000	50,000.00	0.00	(50,000.00)	0.00	0.00 A/E to be selected 1/02
2-74	HALLS 60	146021 810000	0.00	175,256.58	175,256.58	175,256.58	0.00 Construction to be completed 1/02
			<u>72,000.00</u>	<u>195,256.58</u>	<u>123,256.58</u>	<u>195,256.58</u>	<u>11,954.97</u>

BELLFLOWER COURT							
2-77	A/E	143001 000000	0.00	0.00	0.00	0.00	0.00
2-77	DOORS	146014 750000	4,950.00	2,900.00	(2,050.00)	2,900.00	2,900.00 Construction completed
2-77	HVAC	146016 000000	3,816.75	6,840.00	3,023.25	6,840.00	6,840.00 Construction completed
2-77	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			<u>8,766.75</u>	<u>9,740.00</u>	<u>973.25</u>	<u>9,740.00</u>	<u>9,740.00</u>

COMMONWEALTH						
2-82	SUNDRY PLANNING	143019 000000	0.00	0.00	0.00	0.00
2-82	A/E - BUILDING ENVELOPE	143001 712000	611.57	148,690.25	148,078.68	8,445.85 Work to be completed 2/02
2-82	HVAC STUDY 30	143001 816000	0.00	7,900.00	7,900.00	0.00 A/E in design stage
2-82	BUILDING ENVELOPE	146014 000000	114,794.00	2,089,000.00	1,974,206.00	2,089,000.00 0.00 Construction to be completed 6/02
2-82	HVAC	146016 000000	0.00	18,170.41	18,170.41	18,170.41 0.00 Work completed
2-82	FIRE PROTECTION	146020 000000	300,000.00	0.00	(300,000.00)	0.00 0.00
			<u>415,405.57</u>	<u>2,263,760.66</u>	<u>1,848,355.09</u>	<u>2,263,760.66</u> <u>8,445.85</u>

PEABODY SQUARE							
2-83	A/E	143001 000000	5,620.00	7,620.00	2,000.00	7,620.00	432.00 Construction completed
2-83	ELECTRICAL	146015 000000	2,570.00	0.00	(2,570.00)	0.00	0.00
2-83	HVAC	146016 000000	5,434.00	0.00	(5,434.00)	0.00	0.00
2-83	FIRE PROTECTION	146020 000000	6,543.72	0.00	(6,543.72)	0.00	0.00
2-83	504 COMPLIANCE 60	146021 000000	9,000.00	5,812.50	(3,187.50)	5,812.50	0.00
			<u>29,167.72</u>	<u>13,432.50</u>	<u>(15,735.22)</u>	<u>13,432.50</u>	<u>432.00</u>

FRANKLIN FIELD						
2-89A	ARCH & ENG	143001 000000	1,370.00	0.00	(1,370.00)	0.00
2-89A	A/E - BUILDING ENVELOPE	143001 712000	10,777.50	267,851.25	257,073.75	6,677.50 A/E under contract; phase 5 construction to begin 5/02
2-89A	A/E 504 COMPLIANCE 30	143001 812000	10,970.00	15,900.00	4,930.00	2,955.00 Construction to be completed 12/01
2-89A	A/E - HEAT & HOT WATER	143001 817000	3,125.00	3,125.00	0.00	2,343.75 Construction completed; closeout in progress
2-89A	A/E - STAIRS	143001 950000	11,500.00	10,500.00	(1,000.00)	5,650.00 Construction to be completed 1/02
2-89A	A/E - UST	143001 966000	0.00	49,850.00	49,850.00	0.00 A/E under contract; construction to begin 4/02
2-89A	OIL TANK 50	145001 860000	0.00	0.00	0.00	0.00
2-89A	HVAC	146016 000000	39,617.43	40,913.34	1,295.91	21,628.14 Construction completed; final payment & closeout in progress
2-89A	ROOFS	146018 000000	0.00	783,832.29	783,832.29	386,475.29 Construction completed; final payment & closeout in progress
2-89A	504 COMPLIANCE 60	146021 812000	162,569.00	216,400.00	53,831.00	24,500.00 Construction to be completed 12/01
			239,928.93	1,388,371.88	1,148,442.95	1,388,371.88
						450,229.68

HIGHLAND PARK							
2-89B	ARCH & ENG	143001 000000	11,986.00	0.00	(11,986.00)	0.00	0.00
2-89B	FURNACE & BOILERS	146016 785000	0.00	4,300.00	4,300.00	4,300.00	4,300.00 Construction completed
2-89B	FIRE PROTECTION	146020 000000	109,000.00	0.00	(109,000.00)	0.00	0.00 Project rescheduled; A/E to be selected 1/02
			<u>120,986.00</u>	<u>4,300.00</u>	<u>(116,686.00)</u>	<u>4,300.00</u>	<u>4,300.00</u>

JOSEPH MALONE							
2-89C	ARCH & ENG	143001 000000	5,598.00	9,598.00	4,000.00	9,598.00	1,897.50 Construction completed
2-89C	DOORS	146014 750000	6,268.00	4,333.70	(1,934.30)	4,333.70	4,333.70 Construction completed
2-89C	ELECTRICAL	146015 000000	0.00	11,317.00	11,317.00	11,317.00	11,317.00 Construction completed
2-89C	ROOFS	146018 000000	0.00	155,177.10	155,177.10	155,177.10	0.00 Construction completed
2-89C	NON-RESIDENTIAL AREAS	147001 000000	0.00	0.00	0.00	0.00	0.00
			11,866.00	180,425.80	168,559.80	180,425.80	17,548.20